

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

84 BRANDY CREEK ROAD, WARRAGUL, VIC 3820

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT WARRAGUL, PHONE: 0409423822

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**84 BRANDY CREEK ROAD, WARRAGUL,**



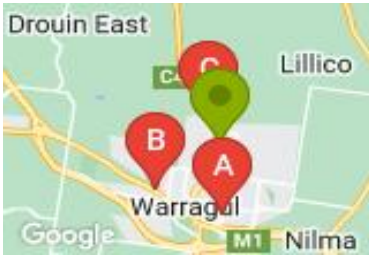
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$455,000 to \$500,000**

Provided by: Alan Steenholdt, Alex Scott Warragul

## MEDIAN SALE PRICE



**WARRAGUL, VIC, 3820**

Suburb Median Sale Price (House)

**\$645,000**

01 January 2023 to 31 December 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**21 NORMANBY ST, WARRAGUL, VIC 3820**



Sale Price

**\$550,000**

Sale Date: 08/05/2023

Distance from Property: 2km



**1 PRINCES HWY, WARRAGUL, VIC 3820**



Sale Price

**\$445,000**

Sale Date: 03/05/2023

Distance from Property: 2.1km



**4 CORREA CRT, WARRAGUL, VIC 3820**



Sale Price

**\$485,000**

Sale Date: 03/02/2023

Distance from Property: 869m



This report has been compiled on 25/01/2024 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

84 BRANDY CREEK ROAD, WARRAGUL, VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$455,000 to \$500,000


### Median sale price

Median price: \$645,000

Property type: House

Suburb: WARRAGUL

Period: 01 January 2023 to 31 December 2023

Source: 

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 NORMANBY ST, WARRAGUL, VIC 3820	\$550,000	08/05/2023
1 PRINCES HWY, WARRAGUL, VIC 3820	\$445,000	03/05/2023
4 CORREA CRT, WARRAGUL, VIC 3820	\$485,000	03/02/2023

This Statement of Information was prepared on: 25/01/2024