

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

6011 Brandy Creek Views, Warragul

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$225,000

 or range between

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 &

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Median sale price

Median price

\$227,000

 Property type

Land

 Suburb

Warragul

Period - From

Jan 2020

 to

Dec 2020

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
16 Hart Drive Warragul VIC 3820	\$220,000	15-Sep-20
11 Hart Drive Warragul VIC 3820	\$260,000	25-Aug-20
8 Hart Drive Warragul VIC 3820	\$265,000	17-Sep-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15 April 2021
