

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 and
postcode

46 BOTANICA DRIVE WARRAGUL VIC 3820

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Other

Suburb

Warragul

Period-from

01 Nov 2022

to

31 Oct 2023

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

32 STOCKDALES ROAD WARRAGUL VIC 3820	\$813,000	05-Jul-22
43 BOTANICA DRIVE WARRAGUL VIC 3820	\$815,000	14-Apr-22
50 BOTANICA DRIVE WARRAGUL VIC 3820	\$765,000	13-Jul-22

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: 21 November 2023



**32 STOCKDALES ROAD
WARRAGUL VIC 3820**

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Sold Price **\$813,000** Sold Date **05-Jul-22**

Distance **0.24km**

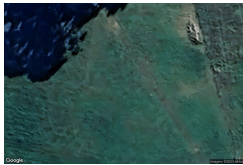


**43 BOTANICA DRIVE WARRAGUL
VIC 3820**

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Sold Price **\$815,000** Sold Date **14-Apr-22**

Distance **0.14km**



**50 BOTANICA DRIVE WARRAGUL
VIC 3820**

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Sold Price **\$765,000** Sold Date **13-Jul-22**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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