

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

70 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

\$595,000

&

\$625,000

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

41 KING STREET WARRAGUL VIC 3820	\$635,000	15-Aug-23
50 BOTANICA DRIVE WARRAGUL VIC 3820	\$765,000	13-Jul-22
53 CURRIE ROAD WARRAGUL SOUTH VIC 3821	\$555,000	05-Aug-23

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



41 KING STREET WARRAGUL VIC 3820

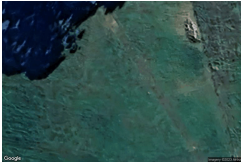
Sold Price

^{RS} **\$635,000** ^{UN}

Sold Date **15-Aug-23**

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Distance **3.04km**



50 BOTANICA DRIVE WARRAGUL VIC 3820

Sold Price

\$765,000

Sold Date **13-Jul-22**

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Distance **0.23km**



53 CURRIE ROAD WARRAGUL SOUTH VIC 3821

Sold Price

^{RS} **\$555,000** ^{UN}

Sold Date **05-Aug-23**

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Distance **3.71km**

RS = Recent sale

UN = Undisclosed Sale

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