

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

63 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

\$745,000

&

\$795,000

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

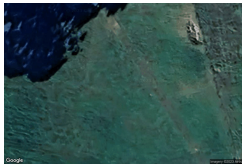
Date of sale

50 BOTANICA DRIVE WARRAGUL VIC 3820	\$765,000	13-Jul-22
LOT 1 GIBSON ROAD WARRAGUL VIC 3820	\$740,000	06-Sep-23
13 TOORONGO COURT WARRAGUL VIC 3820	\$700,000	26-Oct-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



**50 BOTANICA DRIVE WARRAGUL
VIC 3820**

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

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Distance **0.18km**



**LOT 1 GIBSON ROAD WARRAGUL
VIC 3820**

Sold Price **\$740,000** Sold Date **06-Sep-23**

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Distance **1.99km**



**13 TOORONGO COURT
WARRAGUL VIC 3820**

Sold Price **\$700,000** Sold Date **26-Oct-22**

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Distance **4.53km**

RS = Recent sale **UN** = Undisclosed Sale

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