



STATEMENT OF INFORMATION

12 TAMAR AVENUE, WARRAGUL, VIC 3820

PREPARED BY GRAND REAL ESTATE, SHOP 20 SPRING SQUARE HALLAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



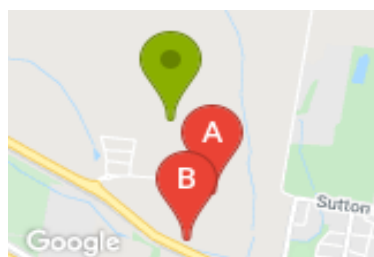
12 TAMAR AVENUE, WARRAGUL, VIC 3820  -  - 

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **235,000 to 255,000**

MEDIAN SALE PRICE



WARRAGUL, VIC, 3820

Suburb Median Sale Price (Vacant Land)

\$230,000

01 December 2019 to 29 February 2020

Provided by: 

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.



SUNNYBROOK AVE, WARRAGUL, VIC 3820

 -  - 

Sale Price

****\$225,000**

Sale Date: 30/09/2019

Distance from Property: 843m



9 SUNNYBROOK AVE, WARRAGUL, VIC 3820

 -  - 

Sale Price

\$235,000

Sale Date: 21/10/2019

Distance from Property: 589m 



12 GEMSTONE CRT, WARRAGUL, VIC 3820

 -  - 

Sale Price

\$280,000

Sale Date: 23/01/2020

Distance from Property: 860m 

This report has been compiled on 24/03/2020 by Grand Real Estate. Property Data Solutions Pty Ltd 2020 - 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.

Property offered for sale

Address
Including suburb and

12 TAMAR AVENUE, WARRAGUL, VIC 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 235,000 to 255,000

Median sale price

Median price

\$230,000

Property type

Vacant Land

Suburb

WARRAGUL

Period

01 December 2019 to 29 February 2020

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

SUNNYBROOK AVE, WARRAGUL, VIC 3820	**\$225,000	30/09/2019
9 SUNNYBROOK AVE, WARRAGUL, VIC 3820	\$235,000	21/10/2019
12 GEMSTONE CRT, WARRAGUL, VIC 3820	\$280,000	23/01/2020

This Statement of Information was prepared

24/03/2020