

## 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

26 STODDARTS ROAD WARRAGUL VIC 3820

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Warragul

Period-from

01 Oct 2023

to

30 Sep 2024

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

81 EMBERWOOD ROAD WARRAGUL VIC 3820	\$845,000	19-Jun-24
32 EMBERWOOD ROAD WARRAGUL VIC 3820	\$800,000	08-Jun-24
5 NICOLAS COURT WARRAGUL VIC 3820	\$800,000	30-Aug-24

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: 28 October 2024

# AREASPECIALIST

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**81 EMBERWOOD ROAD  
WARRAGUL VIC 3820**

 4  2  2

Sold Price **\$845,000** Sold Date **19-Jun-24**

Distance **1.26km**



**32 EMBERWOOD ROAD  
WARRAGUL VIC 3820**

 4  2  2

Sold Price **\$800,000** Sold Date **08-Jun-24**

Distance **1.41km**



**5 NICOLAS COURT WARRAGUL  
VIC 3820**

 4  2  2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **30-Aug-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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