

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

3 SASSAFRAS STREET 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Warragul

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

15 STREETON DRIVE WARRAGUL VIC 3820	\$725,000	12-Jun-25
17 WATTLEGLADE AVENUE WARRAGUL VIC 3820	\$740,000	09-May-25
11 TAMBO DRIVE WARRAGUL VIC 3820	\$730,000	04-Oct-25

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.~~

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Joshua Jarred
P 03 5625 3006
M 040126296
E jjarred@barryplant.com.au



15 STREETON DRIVE WARRAGUL VIC 3820

 4  2  2

Sold Price

\$725,000

Sold Date

12-Jun-25

Distance

3.1km



17 WATTLEGLADE AVENUE WARRAGUL VIC 3820

 4  2  2

Sold Price

\$740,000

Sold Date

09-May-25

Distance

3.5km



11 TAMBO DRIVE WARRAGUL VIC 3820

 4  2  2

Sold Price

\$730,000

Sold Date

04-Oct-25

Distance

4.35km

RS = Recent sale

UN = Undisclosed Sale

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