

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 423 Parkside at Warragul Estate, Warragul 3820 VIC

### 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

\$385,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$320,000

Land

X

\*Unit

Suburb  
or locality

Warragul 3820

Period - From

01 Feb 2023

to

31 Jan 2024

Source

RP Data (Corelogic)

### Comparable property sales

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
2 Wellington Court, Warragul – 781m2	\$396,000	09/02/2024
10 Wellington Court, Warragul – 734m2	\$387,000	20/12/2023
9 Magnolia Way, Warragul – 774m2	\$360,000	18/08/2023