

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 411 Parkside at Warragul Estate, Warragul 3820 VIC

Indicative selling price

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

Single price \$325,000

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
22 Sunnybrook Avenue Warragul – 595m2	\$335,000	06/09/2023
Lot 3303, 80 Pharaohs Road, Warragul – 595m2	\$352,000	07/02/2024
Lot 3311, 80 Pharaohs Road, Warragul – 641m2	\$357,500	08/09/2023