

# 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 439 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 \$335,000

or range between

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### 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 – 595m <sup>2</sup>	\$335,000	06/09/2023
Lot 328, Boab Street, Warragul – 501m <sup>2</sup>	\$315,000	11/12/2023
Lot 6615, Newton Avenue, Warragul – 563m <sup>2</sup>	\$325,000	21/06/2023

~~**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.~~