

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Properties offered for sale

Address
Including suburb or
locality and postcode

Lots 1-16 Wellington Court, Warragul 3820 (Chesterfield Park)

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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$365,000

Land

X

*Unit

Suburb
or locality

Warragul 3820

Period - From

01/05/2022

to

30/04/2023

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
38 Silverwattle Drive, Warragul	\$470,000	11/06/2022
4 Correa Court, Warragul	\$485,000	03/02/2023
1 Manna Gum, Court, Warragul	\$420,000	23/07/2021