

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

26 PARAMOUNT DRIVE 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

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Warragul

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

46 WINSLOW CRESCENT WARRAGUL VIC 3820	\$660,000	17-Nov-21
8 CHELTENHAM DRIVE WARRAGUL VIC 3820	\$660,000	06-May-21
3 MANNINGHAM COURT WARRAGUL VIC 3820	\$682,000	25-Feb-22

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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**46 WINSLOW CRESCENT
WARRAGUL VIC 3820**

 4  2  2

Sold Price **\$660,000** Sold Date **17-Nov-21**

Distance **0.32km**



**8 CHELTENHAM DRIVE
WARRAGUL VIC 3820**

 4  2  2

Sold Price Sold Date **06-May-21**

Distance **0.43km**



**3 MANNINGHAM COURT
WARRAGUL VIC 3820**

 4  2  2

Sold Price **\$682,000** Sold Date **25-Feb-22**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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