

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 2,3,4,6,7,8,9,10,16 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 \$380,000 & \$415,000

Median sale price

(*Delete house or unit as applicable)

Median price \$365,000 Land *Unit Suburb or locality Warragul 3820

Period - From 01 Nov 2022 to 31 Oct 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
30 Ormond Avenue, Warragul 3820	\$360,000	10/07/2023
44 Franklin Avenue, Warragul 3820	\$388,000	08/03/2023
137 Mills Road, Warragul 3820	\$385,000	27/08/2022