

# 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 12 Connor Street, Warragul Vic 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range: \$880,000 to \$920,000

### Median sale price

Median price \$710,500

Property type House

Suburb Warragul

Period - From 01/08/2024

to

31/07/2025

Source realestate.com.au

### 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
10 Connor Street, Warragul Vic 3820	\$770,000	30/06/2025

- 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.

This Statement of Information was prepared on: 18/08/2025