

## 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

2/125 NORMANBY STREET WARRAGUL VIC 3820

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Warragul

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/3 WINDSOR AVENUE WARRAGUL VIC 3820	\$390,000	11-Jul-24
2/3 WINDSOR AVENUE WARRAGUL VIC 3820	\$390,000	13-Feb-25
1/23 MONTGOMERY STREET WARRAGUL VIC 3820	\$375,000	12-Nov-24

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.

This Statement of Information was prepared on: 27 March 2025

Clare Locke

M 0400445886

E clare.rocke@clarkre.com.au



**1/3 WINDSOR AVENUE  
WARRAGUL VIC 3820**

 2  1  -

Sold Price

**\$390,000**

Sold Date

**11-Jul-24**

Distance

**0.35km**



**2/3 WINDSOR AVENUE  
WARRAGUL VIC 3820**

 2  1  1

Sold Price

Sold Date

**13-Feb-25**

Distance

**0.35km**



**1/23 MONTGOMERY STREET  
WARRAGUL VIC 3820**

 2  1  1

Sold Price

**\$375,000**

Sold Date

**12-Nov-24**

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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