

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Lot 3 69 Lilleys Road Warragul Victoria 3820

Including suburb or
locality and postcode

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 \$310,000 & \$325,000

Median sale price

Median price \$316,500 Property Type Land Suburb or Locality Warragul

Period - From 01 Nov 2023 to 31 Oct 2024 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**

Address of comparable property	Price	Date of sale
1 LOT 118 ROSEA STREET WARRAGUL VIC 3820	\$320,000	27/04/2024
2		
3		

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: 12/11/2024