

# Lot Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode Stage 11 Emberwood Estate Warragul- Lot 274

### Indicative selling price

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

Single price 345,000

or range between \$\*

&

\$

### Median sale price

Median price \$352,500

Property type Land

Suburb Warragul

Period - From 01.06.2022

31.05.2023

Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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 - 18 Mangrove Street Warragul	\$350,000	17.05.2023
2 – 53 Emberwood Road Warragul	\$340,000	19.03.2023
3 – 3 Sassafras Street Warragul	\$300,000	20.03.2023

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 07.07.2023