

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address	
Including suburb and postcode	Lot 262 - Vantage Rise, Warragul, 3820

### Indicative selling price

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

Single price	\$ 313,000	or range between		&	
--------------	------------	------------------	--	---	--

### Median sale price

Median price	\$ 360,000	Property type	Vacant Land	Suburb	Warragul
Period - From	1/01/2024	to	31/03/2024	Source	Oliver Hume

### Comparable property sales

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: 04 Jul 2024