



Jandala Holdings Pty Ltd T/A @realty (ABN/ACN: 31 639 842 881)
 Level 31/120 Collins Street Melbourne 3000
 Tel: 0409 183 763 Agent No: 088380L
 Email: mahearn@atrealty.com.au

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STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 37 Vantage Rise, Warragul Vic 3820
 Including suburb and
 postcode _____

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Vacant Land	\$291,000	Or range between \$*	& \$
	\$*	Or range between \$*	& \$
	\$*	Or range between \$*	& \$
	\$*	Or range between \$*	& \$
	\$*	Or range between \$*	& \$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$315,000 Suburb WARRAGUL

Period - From JAN 2024 To DEC 2024 Source PRICE FINDER

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

~~A*~~ These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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	1	\$	
	2	\$	
	3	\$	

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Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

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

This Statement of Information was prepared on: 15/01/2025