

# 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

12 Regis Avenue, Warragul, VIC 3820

### Indicative selling price

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

Single Price

\$282,500

### Median sale price

Median price

\$330,000

Property Type

Vacant Land

Suburb

Warragul (3820)

Period - From

01/01/2023

to

09/02/2024

Source

Core logic

### Comparable property sales

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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

23 SALISBURY AVENUE, WARRAGUL VIC 3820

\$310,000

10/02/2023

25 NEWTON AVENUE, WARRAGUL VIC 3820

\$310,000

08/09/2023

22 NEWTON AVENUE, WARRAGUL VIC 3820

\$300,000

15/11/2022

This Statement of Information was prepared on: 09/02/2024