

## 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 or  
locality and postcode

Stage 11 Emberwood Estate Warragul – Lot 319

### 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

\$420,000

or range between

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&

\$

### Median sale price

Median price

\$352,500

Property type

Land

Suburb

Warragul

Period - From

01/06/2022

to

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 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
1 18 Mangrove Street Warragul	\$350,000	17.05.2023
2 53 Emberwood Road Warragul	\$340,000	09.03.2023
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 five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

30.06.2023