

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 154 - Marshall Avenue, Warragul, 3820

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 306,700 or range between &

Median sale price

Median price \$ 325,000 Property type Vacant Land Suburb Warragul

Period - From 1/07/2024 to 30/09/2024 Source Corelogic

Comparable property sales

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 Lot 6917 - Royston Avenue, Warragul, 3820	\$ 306,500	6/12/2023
2 Lot 6909 - Royston Avenue, Warragul, 3820	\$ 306,500	26/11/2023
3 Lot 260 - Vantage Rise, Warragul, 3820	\$ 307,500	17/10/2024

This Statement of Information was prepared on: 22 Nov 2024