

## 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 131 - Hayes Drive, Warragul, 3820

### Indicative selling price

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

Single price	\$	296,000	or range between		&	
--------------	----	---------	------------------	--	---	--

### Median sale price

Median price	\$	304,500	Property type	Vacant Land	Suburb	Warragul
Period - From	1/07/2023	to	30/09/2023	Source	Oliver Hume	

### 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 319 - Snows Hill Avenue, Warragul, 3820	\$ 296,000	26/04/2023
2 Lot 19 - Claremont Drive, Warragul, 3820	\$ 296,500	11/08/2022
3 Lot 19 - Claremont Drive, Warragul, 3820	\$ 296,500	11/08/2022

This Statement of Information was prepared on:

25 Oct 2023