

## 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 137 - Savoy Street, Warragul, 3820
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### Indicative selling price

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

Single price \$ 296,500 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 111 - Rockley Avenue, Warragul, 3820	\$ 296,500	20/08/2024
2 Lot 259 - Vantage Rise, Warragul, 3820	\$ 297,000	14/03/2024
3 Lot 15 - Claremont Drive, Warragul, 3820	\$ 297,500	31/07/2024

This Statement of Information was prepared on: 17 Feb 2025