

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 5 - Trailwater Court, Warragul, 3820

Indicative selling price

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

Single price \$ 288,700 or range between &

Median sale price

Median price \$ 342,000 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 14 - Trailwater Court, Warragul, 3820 | \$ 289,900 | 12/11/2023 |
| 2 Lot 284 - Snows Hill Avenue, Warragul, 3820 | \$ 292,000 | 25/09/2022 |
| 3 Lot 12 - Trailwater Court, Warragul, 3820 | \$ 284,900 | 14/11/2023 |

This Statement of Information was prepared on:

28 Nov 2023