

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	Lot 306 - Derwent Street, Warragul, 3820
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$	301,500	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 8 - Claremont Drive, Warragul, 3820	\$ 300,000	2/11/2023
2 Lot 7202 - Regis Avenue, Warragul, 3820	\$ 303,500	7/08/2024
3 Lot 15 - Claremont Drive, Warragul, 3820	\$ 297,500	31/07/2024

This Statement of Information was prepared on:

10 Apr 2025