

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 43 - Nova Street, Warragul, 3820

Indicative selling price

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

Single price

\$ 299,000

or range between

&

Median sale price

Median price

\$ -

Property type

Vacant Land

Suburb

#VALUE!

Period - From

0/01/1900

to

0/01/1900

Source

#VALUE!

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 225 - Derwent Street, Warragul, 3820	\$ 301,500	28/04/2025
2 Lot 229 - Derwent Street, Warragul, 3820	\$ 294,500	6/08/2025
3 Lot 231 - Derwent Street, Warragul, 3820	\$ 294,000	11/07/2025

This Statement of Information was prepared on:

18 Aug 2025