Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Sale

Period-from

Address Including suburb and 8 MARSHALL AVENUE WARRAGUL VIC 3820 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) or range Single Price \$306,700 & between Median sale price (*Delete house or unit as applicable) Median Price \$300,000 Property type Land Suburb Warragul

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2024

A* 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.

to

Address of comparable property	Price	Date of sale
14 VANTAGE RISE WARRAGUL VIC 3820	\$650,000	08-Sep-25
12 SIERRA STREET WARRAGUL VIC 3820	\$310,000	24-Jul-25
11 SIERRA STREET WARRAGUL VIC 3820	\$310,500	27-Aug-25

30 Nov 2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Source



Cotality



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14 VANTAGE RISE WARRAGUL VIC Sold Price

\$650,000 Sold Date **08-Sep-25**

0.09km Distance

12 SIERRA STREET WARRAGUL VIC Sold Price 3820

3820

\$310,000 Sold Date 24-Jul-25

Distance

0.17km



11 SIERRA STREET WARRAGUL VIC Sold Price

\$310,500 Sold Date 27-Aug-25

= -

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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