

## 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 309 - Derwent Street, Warragul, 3820 |

### Indicative selling price

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

|              |    |         |                  |  |   |  |
|--------------|----|---------|------------------|--|---|--|
| Single price | \$ | 303,500 | 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 7202 - Regis Avenue, Warragul, 3820   | \$ 303,500 | 7/08/2024    |
| 2 Lot 6917 - Royston Avenue, Warragul, 3820 | \$ 306,500 | 6/12/2023    |
| 3 Lot 6909 - Royston Avenue, Warragul, 3820 | \$ 306,500 | 26/11/2023   |

This Statement of Information was prepared on:

10 Apr 2025