

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 34 - Emberwood Road, Warragul, 3820

Indicative selling price

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

Single price \$ 312,125

or range between

&

Median sale price

Median price \$ 310,000

Property type Vacant Land

Suburb Warragul

Period - From 01/04/2025

to

30/06/2025

Source CoreLogic

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 124 - Sierra Street, Warragul, 3820	\$ 313,500	1/07/2025
2 Lot 123 - Sierra Street, Warragul, 3820	\$ 310,500	1/08/2025
3 Lot 96 - Sierra Street, Warragul, 3820	\$ 310,500	30/06/2025

This Statement of Information was prepared on:

15 Aug 2025