

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 97 - Sierra Street, Warragul, 3820

Indicative selling price

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

Single price \$ 311,500

or range between

&

Median sale price

Median price \$ 315,000

Property type Vacant Land

Suburb Warragul

Period - From 1/01/2025

to

31/03/2025

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 260 - Vantage Rise, Warragul, 3820	\$ 307,500	17/10/2024
2 Lot 150 - Marshall Avenue, Warragul, 3820	\$ 306,700	17/02/2025
3 Lot 98 - Sierra Street, Warragul, 3820	\$ 305,000	15/12/2024

This Statement of Information was prepared on:

20 Jun 2025