

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 257 - Vantage Rise, Warragul, 3820
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Indicative selling price

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

Single price \$ 295,000 or range between &

Median sale price

Median price \$ 306,500 Property type Vacant Land Suburb Warragul

Period - From 1/10/2023 to 31/12/2023 Source Oliver Hume

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 6901 - Royston Avenue, Warragul, 3820	\$ 295,000	14/12/2023
2 Lot 14 - Claremont Drive, Warragul, 3820	\$ 297,500	24/02/2023
3 Lot 110 - Sierra Street, Warragul, 3820	\$ 302,500	10/11/2022

This Statement of Information was prepared on: 31 Jan 2024