

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 6311 - 2 Willandra Circuit, Warragul, 3820
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Indicative selling price

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

Single price \$ 204,000 or range between &

Median sale price

Median price \$ 210,000 Property type Vacant Land Suburb Warragul

Period - From 1/10/2019 to 1/12/2019 Source Oliver Hume Research

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 5914 - Denton Drive, Warragul, 3820	\$ 212,000	25/09/2019
2 Lot 5620 - Willandra Circuit, Warragul, 3820	\$ 213,000	8/09/2018
3 Lot 5802 - Denton Drive, Warragul, 3820	\$ 214,000	10/02/2019

This Statement of Information was prepared on: 21 Feb 2020