

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode
1B Logan Street, Warragul

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 180,000 or range between \$* & \$

Median sale price

Median price \$310,000 Property type *Land* Suburb Warragul
Period - From 01/09/2024 to 31/08/2025 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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 3 ASHA COURT WARRAGUL VIC 3820	\$ 238,000	21-May-25
2 24 CLAREMONT DRIVE WARRAGUL VIC 3820	\$ 288,500	27-Jun-25
3 10 SIERRA STREET WARRAGUL VIC 3820	\$ 310,500	02-Jul-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 14th November 2025

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3 ASHA COURT WARRAGUL VIC 3820

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Sold Price

\$238,000 Sold Date **21-May-25**

Distance **0.71km**



24 CLAREMONT DRIVE WARRAGUL VIC 3820

 4  2  2

Sold Price

\$288,500 Sold Date **27-Jun-25**

Distance **2.36km**



10 SIERRA STREET WARRAGUL VIC 3820

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Sold Price

\$310,500 Sold Date **02-Jul-25**

Distance **2.39km**

RS = Recent sale **UN** = Undisclosed Sale

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