

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 2 - Trailwater Court, Warragul, 3820

Indicative selling price

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

Single price	\$	307,000	or range between		&	
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Median sale price

Median price	\$	311,750	Property type	Vacant Land	Suburb	Warragul
Period - From	1/07/2024	to	30/09/2024	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 20 - Downton Street, Warragul, 3820	\$ 333,000	29/07/2024
2 Lot 95 - Sierra Street, Warragul, 3820	\$ 335,500	9/09/2024
3 Lot 6801 - Toland Avenue, Warragul, 3820	\$ 342,000	26/09/2023

This Statement of Information was prepared on:

06 Dec 2024