## 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 and postcode

LOT 150 MARSHALL AVENUE, WARRAGUL VIC 3820

#### Indicative selling price

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

Single Price	\$306,700	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$300,500	Prope	erty type Land		Suburb	Warragul	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### 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
2 OMEGA STREET WARRAGUL VIC 3820	\$312,000	22-Apr-25
12 SIERRA STREET WARRAGUL VIC 3820	\$310,000	24-Jul-25
42 VANTAGE RISE WARRAGUL VIC 3820	\$315,000	08-May-24

#### 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: 29 October 2025





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2 OMEGA STREET WARRAGUL VIC Sold Price 3820

\$312,000 Sold Date 22-Apr-25

0.08km Distance

**=** -

12 SIERRA STREET WARRAGUL VIC Sold Price 3820

\$310,000 Sold Date 24-Jul-25

Distance

0.19km



42 VANTAGE RISE WARRAGUL VIC Sold Price 3820

\$315,000 Sold Date 08-May-24

Distance

0.26km

**RS** = Recent sale

UN = Undisclosed Sale

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