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: Lot 3309 Upland Drive, Warragul Vic 3820

## Indicative selling price

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

Single price: $310,000

## Median sale price

Median price: $647,500 | Property type: *House* | Suburb: Warragul

Period - From: 01/010/2023 to: 31/09/2024 | Source: realestate.com.au

## 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 |
|---|---|---|
| 15 Royston Avenue, Warragul 3820 | $300,000 | 9/09/2025 |
| 3 Upland Drive, Warragul 3820 | $308,000 | 14/07/2025 |
| 11 Salisbury Avenue, Warragul 3820 | $296,000 | 24/07/2025 |

This Statement of Information was prepared on: 1/10/2025