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	3 Asha Court Warragul, 3820

Indicative selling price

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

Single price	$250,000

Median sale price

Median price	$360,000	Property Type	LAND	Suburb	WARRAGUL
Period - From	01-Jul-2023	to	30-Jun-2024	Source	Pricefinder

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	20 NEWTON AVE, WARRAGUL	$325,000	21-Jun-2023
2	11 WATT ST, WARRAGUL	$284,000	30-Jul-2023
3	7 UPLAND DR, WARRAGUL	$355,000	10-Aug-2023

This statement of information was prepared on 22-May-2025 at 11:23:41 PM AEST