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<br>Including suburb and postcode | Lot 242 - Ridgetop Boulevard, Warragul, 3820 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| Single price | $ 276,500 | or range between | | & |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 315,000 | Property type | Vacant Land | Suburb | Warragul |
| Period - From | 1/01/2025 | to | 31/03/2025 | Source | Corelogic |

## Comparable property sales

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: 09 Sep 2025