

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

4/21 Duirs Street Warrnambool VIC 3280

Indicative selling price

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

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$283,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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

52 Davis Street Warrnambool VIC 3280	\$325,270	28-May-20
20 Hider Street Warrnambool VIC 3280	\$352,000	08-Sep-20
2 Schomberg Place Warrnambool VIC 3280	\$330,000	01-Apr-20

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: 15 September 2020

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52 Davis Street Warrnambool VIC 3280

 2  1  2

Sold Price

\$325,270

Sold Date **28-May-20**

Distance **0.44km**



20 Hider Street Warrnambool VIC 3280

 2  1  1

Sold Price

^{RS} **\$352,000** ^{UN}

Sold Date **08-Sep-20**

Distance **1.05km**



2 Schomberg Place Warrnambool VIC 3280

 3  1  2

Sold Price

^{RS} **\$330,000**

Sold Date **01-Apr-20**

Distance **1.45km**

Notes from your agent

A pretty good comparative, this had an extra bedroom but yours is a better location.

RS = Recent sale

UN = Undisclosed Sale

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