# 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

1 Barbro Terrace 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	or range between	\$630,000	&	\$690,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$300,000	Property type		Unit		Suburb	Warrnambool
Period-from	01 Feb 2020	to	31 Jan 20	021	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	
32A Macdonald Street Warrnambool VIC 3280	\$715,000	19-Aug-20	
136 Merri Street Warrnambool VIC 3280	\$695,000	14-Apr-20	
1/37 Japan Street Warrnambool VIC 3280	\$640,000	04-Dec-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: 24 February 2021



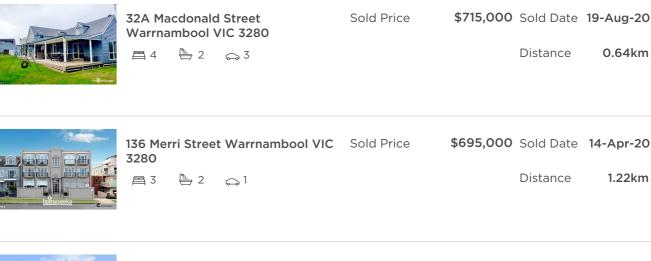
consumer.vic.gov.au



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4	1/37 Japan Street Warrnambool VIC Sold Price					\$640,000	Sold Date	04-Dec-20
	3280							
	昌 3	2 🚔	<b>⇔</b> 2				Distance	1.71km

#### RS = Recent sale UN = Undisclosed Sale

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