

STATEMENT OF INFORMATION

3/19 NAYLER CRESCENT, WARRNAMBOOL, VIC 3280

PREPARED BY GARY ATTRILL, FALK & CO, PHONE: 0477 026 566



Falk & Co.

Real Estate. Livestock. Auctioneers.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/19 NAYLER CRESCENT,

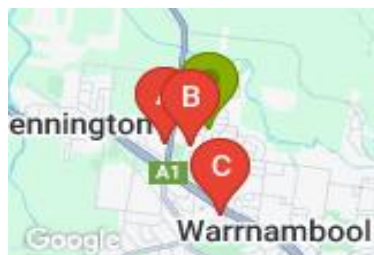
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$420,000 to \$435,000**

Provided by: Gary Attrill, Falk & CO

MEDIAN SALE PRICE



WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (Unit)

\$429,450

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



26 LANGLEY ST, WARRNAMBOOL, VIC 3280

2 1 1

Sale Price

\$445,000

Sale Date: 21/11/2024

Distance from Property: 611m



25 NAPIER PL, WARRNAMBOOL, VIC 3280

2 1 1

Sale Price

\$412,500

Sale Date: 20/06/2024

Distance from Property: 342m



1/2 CLANCEY CRT, WARRNAMBOOL, VIC 3280

2 1 1

Sale Price

\$435,000

Sale Date: 16/02/2024

Distance from Property: 1.2km



This report has been compiled on 09/04/2025 by Falk & Co. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/19 NAYLER CRESCENT, WARRNAMBOOL, VIC 3280

Indicative selling price

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

Price Range:

\$420,000 to \$435,000

Median sale price

Median price

\$429,450

Property type

Unit

Suburb

WARRNAMBOOL

Period

01 April 2024 to 31 March 2025

Source



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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
26 LANGLEY ST, WARRNAMBOOL, VIC 3280	\$445,000	21/11/2024
25 NAPIER PL, WARRNAMBOOL, VIC 3280	\$412,500	20/06/2024
1/2 CLANCEY CRT, WARRNAMBOOL, VIC 3280	\$435,000	16/02/2024

This Statement of Information was prepared on:

09/04/2025