

STATEMENT OF INFORMATION

34 KELSON STREET, 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



34 KELSON STREET, WARRNAMBOOL,



Indicative Selling Price

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

Single Price: \$717,262

Provided by: Gary Attrill, Falk & CO

MEDIAN SALE PRICE



WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (House)

\$590,000

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.



31 TOAL DR, WARRNAMBOOL, VIC 3280



Sale Price

\$695,000

Sale Date: 31/01/2025

Distance from Property: 513m



67 MITCHELL ST, WARRNAMBOOL, VIC 3280



Sale Price

\$702,000

Sale Date: 22/02/2025

Distance from Property: 1km



7 MITCHELL ST, WARRNAMBOOL, VIC 3280



Sale Price

\$755,000

Sale Date: 22/03/2025

Distance from Property: 769m



This report has been compiled on 26/06/2025 by Falk & Co. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

34 KELSON STREET, WARRNAMBOOL, VIC 3280

Indicative selling price

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

Single Price: \$717,262

Median sale price

Median price \$590,000

Property type

~~Vacant Land~~
House

Suburb

WARRNAMBOOL

Period 01 April 2024 to 31 March 2025

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

Address of comparable property	Price	Date of sale
31 TOAL DR, WARRNAMBOOL, VIC 3280	\$695,000	31/01/2025
67 MITCHELL ST, WARRNAMBOOL, VIC 3280	\$702,000	22/02/2025
7 MITCHELL ST, WARRNAMBOOL, VIC 3280	\$755,000	22/03/2025

This Statement of Information was prepared on: 26/06/2025