

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

6/181 KEPLER 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

or range
between

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/100 MERRI STREET WARRNAMBOOL VIC 3280	\$583,500	02-Dec-24
44 LAVA STREET WARRNAMBOOL VIC 3280	\$620,000	21-Sep-24
2 LOCH ARD PLACE WARRNAMBOOL VIC 3280	\$570,000	04-Apr-24

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: 01 April 2025


**3/100 MERRI STREET
WARRNAMBOOL VIC 3280**

Sold Price **\$583,500** Sold Date **02-Dec-24**
 2  1  -

Distance **1.14km**

**44 LAVA STREET WARRNAMBOOL
VIC 3280**

Sold Price **\$620,000** Sold Date **21-Sep-24**
 2  1  1

Distance **0.83km**

**2 LOCH ARD PLACE
WARRNAMBOOL VIC 3280**

Sold Price **\$570,000** Sold Date **04-Apr-24**
 2  1  1

Distance **0.94km**
RS = Recent sale

UN = Undisclosed Sale

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