

## 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

24 Sharpe Avenue Warrnambool VIC 3280

### Indicative selling price

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

Single Price

\$835,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Warrnambool

Period-from

01 Jan 2021

to

31 Dec 2021

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

16 College Street Warrnambool VIC 3280	\$828,427	06-Aug-21
12 Renoir Drive Warrnambool VIC 3280	\$888,000	08-Dec-21
44 Norman Street Warrnambool VIC 3280	\$810,000	08-Dec-21

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: 13 January 2022



**16 College Street Warrnambool VIC 3280** Sold Price

**\$828,427** Sold Date **06-Aug-21**

 4  2  2

Distance **0.9km**

**Notes from your agent**

This is quite a good comparative to yours. It's a nice sized block and a five year old home. It was finished off brilliantly and may have deserved getting a slightly higher price in todays market.



**12 Renoir Drive Warrnambool VIC 3280** Sold Price

**\$888,000** Sold Date **08-Dec-21**

 4  3  2

Distance **0.59km**

**Notes from your agent**

Another four bedroom home near you. This was a bit of a different one but a similar size home and block. Another example of a home selling in the high \$800ks.



**44 Norman Street Warrnambool VIC 3280** Sold Price

**\$810,000** Sold Date **08-Dec-21**

 4  2  2

Distance **0.4km**

**Notes from your agent**

As mentioned to you earlier, this one was a big home but it was quite knocked around and didn't present very well. \$810k was a brilliant result but your home is far better in my opinion.

RS = Recent sale

UN = Undisclosed Sale

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