

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

2/42 Davis 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Apr 2020

to

31 Mar 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

40 Davis Street Warrnambool VIC 3280	\$482,500	03-Mar-21
1/14 Pertobe Lane Warrnambool VIC 3280	\$440,000	10-Feb-21
26 Murray Street Warrnambool VIC 3280	\$450,000	28-Sep-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: 14 April 2021



40 Davis Street Warrnambool VIC 3280

Sold Price

^{RS} **\$482,500**

Sold Date

03-Mar-21

 3  1  2

Distance

0.05km



1/14 Pertobe Lane Warrnambool VIC 3280

Sold Price

\$440,000

Sold Date

10-Feb-21

 2  1  1

Distance

1.3km



26 Murray Street Warrnambool VIC 3280

Sold Price

\$450,000

Sold Date

28-Sep-20

 2  1  2

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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