

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

1 Toleman 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Warrnambool

Period-from

01 Aug 2019

to

31 Jul 2020

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

68 Goodall Street Warrnambool VIC 3280	\$490,000	15-Oct-19
44 Goodall Street Warrnambool VIC 3280	\$490,000	19-Feb-20
9 Hose Street Warrnambool VIC 3280	\$485,000	28-Feb-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: 23 August 2020

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**68 Goodall Street Warrnambool
VIC 3280**

 3  2  2

Sold Price

\$490,000

Sold Date

15-Oct-19

Distance

0.41km



**44 Goodall Street Warrnambool
VIC 3280**

 4  2  2

Sold Price

Sold Date

19-Feb-20

Distance

0.44km



**9 Hose Street Warrnambool VIC
3280**

 4  2  2

Sold Price

\$485,000

Sold Date

28-Feb-20

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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