

## 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

28 TALLENT STREET WARRNAMBOOL VIC 3280

### Indicative selling price

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

Single Price

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Warrnambool

Period-from

01 Oct 2023

to

30 Sep 2024

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

23 DUNROE COURT WARRNAMBOOL VIC 3280	\$670,000	01-Feb-24
22 DUNROE COURT WARRNAMBOOL VIC 3280	\$750,000	15-Dec-23
5 WARES ROAD WARRNAMBOOL VIC 3280	\$660,000	19-Jun-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: 02 October 2024



**23 DUNROE COURT  
WARRNAMBOOL VIC 3280**

3 2 3

Sold Price **\$670,000** Sold Date **01-Feb-24**

Distance **0.5km**



**22 DUNROE COURT  
WARRNAMBOOL VIC 3280**

3 2 3

Sold Price **\$750,000** Sold Date **15-Dec-23**

Distance **0.52km**



**5 WARES ROAD WARRNAMBOOL  
VIC 3280**

3 2 3

Sold Price **\$660,000** Sold Date **19-Jun-24**

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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