

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

41 Fitzroy Road 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Warrnambool

Period-from

01 Feb 2021

to

31 Jan 2022

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

9 Clancey Court Warrnambool VIC 3280	\$510,000	12-Nov-21
151 Daltons Road Warrnambool VIC 3280	\$481,500	19-Nov-21
175 Merrivale Drive Warrnambool VIC 3280	\$510,000	15-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: 24 February 2022



9 Clancey Court Warrnambool VIC 3280

Sold Price

\$510,000

Sold Date

12-Nov-21

 3

 1

 1

Distance

0.07km



151 Daltons Road Warrnambool VIC 3280

Sold Price

\$481,500

Sold Date

19-Nov-21

 3

 1

 1

Distance

0.95km



175 Merrivale Drive Warrnambool VIC 3280

Sold Price

^{RS} **\$510,000** ^{UN}

Sold Date

15-Dec-21

 3

 1

 1

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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