

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 78 KELP STREET, WARRNAMBOOL, VIC


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$410,000 to \$440,000

Median sale price

Median price \$337,500 House ☒ Unit ☐ Suburb WARRNAMBOOL

Period 01 July 2017 to 30 June 2018 Source 

Comparable property sales

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 |
|-------------------------------------|-------------|--------------|
| 38 LAVA ST, WARRNAMBOOL, VIC 3280 | **\$405,000 | 26/07/2018 |
| 94 FOSTER ST, WARRNAMBOOL, VIC 3280 | **\$420,000 | 18/07/2018 |
| 95 LAVA ST, WARRNAMBOOL, VIC 3280 | \$395,000 | 24/04/2018 |
| 27 KELP ST, WARRNAMBOOL, VIC 3280 | \$490,000 | 10/02/2018 |