

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 23 Saltau Street, Warrnambool, VIC 3280

Indicative selling price

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

Price Range

\$480,000

&

\$520,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Warrnambool (3280)

Period - From

01/05/2022

to

30/04/2023

Source

Corelogic

Comparable property sales

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
4 CHISHOLM STREET, WARRNAMBOOL VIC 3280	\$500,000	08/09/2022
10 SUZANNE CRESCENT, WARRNAMBOOL VIC 3280	\$525,000	02/04/2023
3 HUMPHREYS STREET, WARRNAMBOOL VIC 3280	\$505,000	03/09/2022

This Statement of Information was prepared on: 31/05/2023