

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

12 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

\$109,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$152,995

Property type

Land

Suburb

Warrnambool

Period-from

01 Jan 2019

to

31 Dec 2019

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

183 Morriss Road Warrnambool VIC 3280	\$130,000	07-Oct-19
28 Carpenter Avenue Warrnambool VIC 3280	\$130,000	27-Aug-19
8 Carpenter Avenue Warrnambool VIC 3280	\$130,000	07-Oct-19

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: 10 January 2020



Distance 1.25km

Distance 1.35km



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