

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 31 Thackeray Drive, Warrnambool, VIC 3280

Indicative selling price

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

Single Price \$640,000

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 |
|--|-----------|--------------|
| 73 ABERLINE ROAD, WARRNAMBOOL VIC 3280 | \$657,000 | 23/11/2022 |
| 17 WELLS STREET, WARRNAMBOOL VIC 3280 | \$690,000 | 28/11/2022 |
| 3 JANDAS COURT, WARRNAMBOOL VIC 3280 | \$687,500 | 18/01/2023 |

This Statement of Information was prepared on: 31/07/2023