

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

34 TOZER ROAD, WARRNAMBOOL, VIC

Indicative selling price

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

Price Range: \$160,000 to \$169,000

Median sale price

Median price

\$335,500

House

☒

Unit

☐

Suburb

WARRNAMBOOL

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

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
11 MARLEE CRT, WARRNAMBOOL, VIC 3280	\$355,800	19/01/2018
15 MELANESIA CT, WARRNAMBOOL, VIC 3280	\$330,000	21/02/2018
2 CAROVILLE DR, WARRNAMBOOL, VIC 3280	*\$273,000	07/06/2018