

Statement of Information

Single residential property located outside the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or
locality and postcode

8 Bruce Street, Warrnambool, VIC 3280

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$465,000

or range between

Q

Median sale price

Median price \$447,000.00

Property type House

Suburb Warrnambool

Period - From Jan 2021

to

May 2021

Source PRICEFINDER

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
1. 2 Gordon Court, Warrnambool, VIC 3280	\$420,000.00	28/01/2021
2. 40 Davis Street, Warrnambool, VIC 3280	\$482,500.00	03/03/2021
3. 46 Fitzroy Road, Warrnambool, VIC 3280	\$498,500.00	05/12/2020

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: 25/05/21