

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

11 Ward 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Warrnambool

Period-from

01 Jun 2019

to

31 May 2020

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

37 Emma Avenue Warrnambool VIC 3280	\$373,000	15-Oct-19
46 Kelp Street Warrnambool VIC 3280	\$367,500	04-Oct-19
12 Gladstone Street Warrnambool VIC 3280	\$392,517	20-Feb-20

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: 24 June 2020

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37 Emma Avenue Warrnambool VIC 3280

Sold Price

\$373,000

Sold Date

15-Oct-19

 4

 1

 2

Distance

0.54km



46 Kelp Street Warrnambool VIC 3280

Sold Price

\$367,500

Sold Date

04-Oct-19

 3

 1

 1

Distance

0.87km

Notes from your agent

This was a pretty run down place that was on the market for ages with a couple different agents. It's a fantastic position but needed plenty of money spent on it.



12 Gladstone Street Warrnambool VIC 3280

Sold Price

\$392,517

Sold Date

20-Feb-20

 3

 1

 1

Distance

0.94km

Notes from your agent

This was pretty tidy inside. Still it wasn't fully renovated. This was a huge result and with some luck yours could be in a similar position.

RS = Recent sale

UN = Undisclosed Sale

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