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

53 Vickers Drive 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	\$680,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$460,000	Prop	erty type		House	Suburb	Warrnambool
Period-from	01 Dec 2020	to	30 Nov 2	2021	Source Corelogic		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
7 Mannerim Avenue Warrnambool VIC 3280	\$650,000	26-Oct-21
9 Mannerim Avenue Warrnambool VIC 3280	\$665,000	18-Nov-21
179 Harrington Road Dennington VIC 3280	\$659,000	17-Nov-21

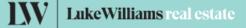
OR

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.

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7 Mannerim Avenue Warrnambool VIC 3280	Sold Price	^{RS} \$650,000	Sold Date	26-Oct-21
🛱 4 👆 2 🞧 2			Distance	0.86km



9 Mannerim Avenue Warrnambool VIC 3280	Sold Price	^{RS} \$665,000	Sold Date	18-Nov-21
🖴 4 🌦 2 🚓 2			Distance	0.88km



179 Harrington Road Dennington VIC 3280	Sold Price	^{RS} \$659,000 Sold Date	17-Nov-21
		Distance	1.12km

RS = Recent sale UN = Undisclosed Sale

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