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

22 MCGINNESS WAY 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	\$630,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$550,000	Property type		House		Suburb	Suburb Warrnambool	
Period-from	01 May 2021	to	30 Apr 2	2022	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
5 MARTIN PLACE WARRNAMBOOL VIC 3280	\$602,500	16-Feb-22
2 TIMMS CRESCENT WARRNAMBOOL VIC 3280	\$620,000	05-Apr-22
24 RAWLINGS DRIVE WARRNAMBOOL VIC 3280	\$610,000	24-Mar-22

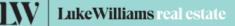
OR

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: 19 May 2022



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5 MARTIN PLACE WARRNAMBOOL VIC 3280 ☐ 3 ⓑ 2 ⇔ 2	Sold Price	\$602,500	Sold Date Distance	16-Feb-22 0.84km
2 TIMMS CRESCENT WARRNAMBOOL VIC 3280	Sold Price	\$620,000	Sold Date Distance	05-Apr-22 1.06km
24 RAWLINGS DRIVE WARRNAMBOOL VIC 3280 ☐ 3 ⓑ 2 ⇔ 2	Sold Price	\$610,000	Sold Date Distance	24-Mar-22 0.09km

Notes from your agent

RS = Recent sale UN = Undisclosed Sale

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