

## 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](http://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

Warrnambool

Period-from

01 May 2021

to

30 Apr 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



**5 MARTIN PLACE WARRNAMBOOL VIC 3280**

Sold Price

**\$602,500**

Sold Date

**16-Feb-22**



3



2



2

Distance

**0.84km**



**2 TIMMS CRESCENT WARRNAMBOOL VIC 3280**

Sold Price

**\$620,000**

Sold Date

**05-Apr-22**



3



2



2

Distance

**1.06km**



**24 RAWLINGS DRIVE WARRNAMBOOL VIC 3280**

Sold Price

**\$610,000**

Sold Date

**24-Mar-22**



3



2



2

Distance

**0.09km**

Notes from your agent

RS = Recent sale

UN = Undisclosed Sale

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