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Member of REIV

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Unit 4 19 Nayler crs
Warrnambool 3280
Including suburb or
locality and postcode

Indicative selling price

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

Single price \$*295,000 or range between \$* & \$

Median sale price

Median price \$370000 Property Type House Suburb or Locality Warrnambool
Period - From December 2018 to December 2019 Source realestate.com

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 1 Pectin Ave Warrnambool 3280	\$259900	20/08/2019
2 103 Laverock rd Warrnambool 3280	\$285000	09/07/2019
3 53 Beamish st Warrnambool 3280	\$275000	28/02/2019

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: VIC 21/01/2020