

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
Including suburb and
postcode

52 FITZROY ROAD, WARRNAMBOOL, VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

265,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb

WARRNAMBOOL

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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 CHURCHILL ST, WARRNAMBOOL, VIC 3280	**\$220,000	05/03/2018
74 AITKINS RD, WARRNAMBOOL, VIC 3280	**\$300,000	09/02/2018
90 FITZROY RD, WARRNAMBOOL, VIC 3280	**\$240,000	19/01/2018