# 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

20 Wando Street Warrnambool VIC 3280

#### Indicative selling price

Mediar (\*Delete

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

Single Price	or range between	\$660,000	&	\$675,000
n sale price				
e house or unit as applicable)				

Median Price	\$417,500	Prope	erty type	y type House		Suburb	Warrnambool
Period-from	01 Jun 2020	to	31 May 2	2021	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
19 Matthews Court Warrnambool VIC 3280	\$676,000	12-May-21
15 Vidler Court Warrnambool VIC 3280	\$690,000	05-Mar-21
57 Mitchell Street Warrnambool VIC 3280	\$680,000	13-Mar-21

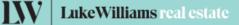
#### OR

**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.

This Statement of Information was prepared on: 07 June 2021



consumer.vic.gov.au



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19 Matthews VIC 3280	Court Warrnambool	Sold Price	<sup>RS</sup> \$676,000	Sold Date	12-May-21
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15 Vidler Court Warrnambool VIC 3280			Sold Price	\$690,000	Sold Date	05-Mar-21
酉 4	2	⇔ <sup>2</sup>			Distance	0.92km



-76	57 Mitchell Street Warrnambool VIC Sold Price 3280			\$680,000	Sold Date	13-Mar-21	
	酉 4	2	్ల 2			Distance	1.53km

#### RS = Recent sale UN = Undisclosed Sale

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