

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

32 MURRAY STREET 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

or range
between

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Warrnambool

Period-from

01 Feb 2023

to

31 Jan 2024

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

9 LENNON AVENUE WARRNAMBOOL VIC 3280	\$540,000	19-Oct-23
20 SALTAU STREET WARRNAMBOOL VIC 3280	\$565,100	17-Nov-23
33 DAVIS STREET WARRNAMBOOL VIC 3280	\$582,500	17-May-23

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 February 2024



9 LENNON AVENUE
WARRNAMBOOL VIC 3280

3

1

2

Sold Price

\$540,000

Sold Date

19-Oct-23

Distance

0.74km



20 SALTAU STREET
WARRNAMBOOL VIC 3280

3

1

2

Sold Price

\$565,100

Sold Date

17-Nov-23

Distance

1.39km



33 DAVIS STREET
WARRNAMBOOL VIC 3280

3

1

1

Sold Price

\$582,500

Sold Date

17-May-23

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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