

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

LOT 373 LEE 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

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Warrnambool

Period-from

01 Jan 2023

to

31 Dec 2023

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

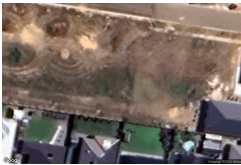
Date of sale

5 TERRY ROAD WARRNAMBOOL VIC 3280	\$265,000	15-Nov-22
30 TERRY ROAD WARRNAMBOOL VIC 3280	\$265,000	01-Aug-23
32 TERRY ROAD WARRNAMBOOL VIC 3280	\$265,000	12-Jan-24

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: 16 January 2024



5 TERRY ROAD WARRNAMBOOL
VIC 3280

Sold Price

\$265,000

Sold Date

15-Nov-22

4

2

-

Distance

0.15km



30 TERRY ROAD WARRNAMBOOL
VIC 3280

Sold Price

Sold Date

01-Aug-23

-

-

-

Distance

0.18km



32 TERRY ROAD WARRNAMBOOL
VIC 3280

Sold Price

RS

\$265,000

UN

Sold Date

12-Jan-24

-

-

-

Distance

0.2km

RS = Recent sale UN = Undisclosed Sale

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