

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

22 HUNTINGFIELD DRIVE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,156

Property type

Unit

Suburb

Warrnambool

Period-from

01 Sep 2023

to

31 Aug 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

41 HUNTINGFIELD DRIVE WARRNAMBOOL VIC 3280	\$580,000	16-Dec-23
3 CARMODY ROAD WARRNAMBOOL VIC 3280	\$600,000	23-Oct-23
25 WARES ROAD WARRNAMBOOL VIC 3280	\$632,500	16-Sep-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: 16 September 2024



41 HUNTINGFIELD DRIVE

WARRNAMBOOL VIC 3280

3

2

2

Sold Price

\$580,000

Sold Date

16-Dec-23

Distance

0.15km



3 CARMODY ROAD

WARRNAMBOOL VIC 3280

4

2

2

Sold Price

\$600,000

Sold Date

23-Oct-23

Distance

0.23km



25 WARES ROAD WARRNAMBOOL

VIC 3280

4

2

2

Sold Price

\$632,500

Sold Date

16-Sep-23

Distance

2.35km

RS = Recent sale

UN = Undisclosed Sale

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