## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
77 FOSTER 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)						
		or range between		\$320,000	&	\$350,000
Median sale price (*Delete house or unit as applicable)						
\$574,500	Property type		House	Suburb	Warrnambool	
01 Feb 2024	to 31 Jan 2025		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						
	pplicable)  \$574,500  01 Feb 2024  sales (*Delete A e properties sold with ent's representative	pplicable)  \$574,500 Proposales (*Delete A or B)  propograties sold within five ent's representative considerations.	77 FOSTER STREET WARRNAM  ce see consumer.vic.gov.au/underquotin	ce see consumer.vic.gov.au/underquoting (*E or range between pplicable)  \$574,500 Property type  01 Feb 2024 to 31 Jan 2025  sales (*Delete A or B below as application of the properties sold within five kilometres of the pent's representative considers to be most compared to the properties and the properties are properties are properties are properties and the properties are properties are properties and the properties are pro	77 FOSTER STREET WARRNAMBOOL VIC 3280  ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$320,000  pplicable)  \$574,500 Property type House  01 Feb 2024 to 31 Jan 2025 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property for sale in the property sold within five kilometres of the property sold within the property sold within five kilometres of the property sold within the property so	77 FOSTER STREET WARRNAMBOOL VIC 3280  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$320,000 &  pplicable)  \$574,500 Property type House Suburb  01 Feb 2024 to 31 Jan 2025 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last 1 ant's representative considers to be most comparable to the property for sale.

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: 10 February 2025



В\*