

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

14 Caroville 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

House

Suburb

Warrnambool

Period-from

01 Apr 2019

to

31 Mar 2020

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

8 Caroville Drive Warrnambool VIC 3280	\$345,000	17-Jul-19
40 Baileyana Drive Warrnambool VIC 3280	\$349,000	29-Jan-20
4 McGregors Road Warrnambool VIC 3280	\$319,000	04-Jul-19

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: 27 April 2020


8 Caroville Drive Warrnambool VIC 3280

Sold Price

\$345,000

Sold Date

17-Jul-19
 3

 1

 1

Distance

0.06km

40 Baileyana Drive Warrnambool VIC 3280

Sold Price

\$349,000

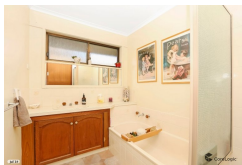
Sold Date

29-Jan-20
 3

 1

 2

Distance

0.26km

4 McGregors Road Warrnambool VIC 3280

Sold Price

\$319,000

Sold Date

04-Jul-19
 3

 2

 2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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