

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

11 Elizabeth 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Warrnambool

Period-from

01 Aug 2019

to

31 Jul 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

26 Belmore Road Warrnambool VIC 3280	\$427,340	04-Jun-20
4 Earle Court Warrnambool VIC 3280	\$430,000	05-Sep-19
10 Altmann Avenue Warrnambool VIC 3280	\$424,600	17-Apr-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: 20 August 2020



26 Belmore Road Warrnambool VIC 3280

Sold Price

\$427,340 Sold Date **04-Jun-20**

 3  1  1

Distance **0.13km**



4 Earle Court Warrnambool VIC 3280

Sold Price

\$430,000 Sold Date **05-Sep-19**

 4  2  2

Distance **0.21km**



10 Altmann Avenue Warrnambool VIC 3280

Sold Price

\$424,600 Sold Date **17-Apr-19**

 4  1  3

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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