

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

1/189 Raglan Parade 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

\$329,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Mar 2019

to

29 Feb 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

6/50 Eddington Street Warrnambool VIC 3280	\$307,500	27-Mar-19
1/40 Lava Street Warrnambool VIC 3280	\$345,000	09-Oct-18
3/135 Banyan Street Warrnambool VIC 3280	\$335,000	10-Jan-20

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: 05 March 2020



**6/50 Eddington Street
 Warrnambool VIC 3280**

3 1 1

Sold Price **\$307,500** Sold Date **27-Mar-19**

Distance **1.34km**



**1/40 Lava Street Warrnambool VIC
 3280**

3 1 1

Sold Price **\$345,000** Sold Date **09-Oct-18**

Distance **2.21km**



**3/135 Banyan Street Warrnambool
 VIC 3280**

3 1 1

Sold Price **\$335,000** Sold Date **10-Jan-20**

Distance **2.3km**

RS = Recent sale

UN = Undisclosed Sale

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