

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

20 Daltons Road 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

\$636,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

House

Suburb

Warrnambool

Period-from

01 Jun 2020

to

31 May 2021

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

23 Daltons Road Warrnambool VIC 3280	\$649,435	30-Jul-20
5 Chenoweth Court Warrnambool VIC 3280	\$640,000	23-Feb-21
60 Sommerville Boulevard Warrnambool VIC 3280	\$625,000	11-Mar-21

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: 02 June 2021



23 Daltons Road Warrnambool VIC 3280

Sold Price

\$649,435

Sold Date

30-Jul-20

 4

 2

 2

Distance

0.07km



5 Chenoweth Court Warrnambool VIC 3280

Sold Price

\$640,000

Sold Date

23-Feb-21

 4

 2

 -

Distance

0.13km



60 Sommerville Boulevard Warrnambool VIC 3280

Sold Price

\$625,000

Sold Date

11-Mar-21

 4

 2

 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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