

## 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

1/32 TOAL DRIVE WARRNAMBOOL VIC 3280

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$565,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Jun 2021

to

31 May 2022

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

449 RAGLAN PARADE WARRNAMBOOL VIC 3280	\$530,000	04-Dec-21
2/39 KEITH STREET WARRNAMBOOL VIC 3280	\$510,000	15-Dec-21
22 ROGERS AVENUE WARRNAMBOOL VIC 3280	\$556,000	12-Feb-22

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: 16 June 2022

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**449 RAGLAN PARADE  
WARRNAMBOOL VIC 3280**

 2  1  2

Sold Price **\$530,000** Sold Date **04-Dec-21**

Distance -

Notes from your agent



**2/39 KEITH STREET  
WARRNAMBOOL VIC 3280**

 2  1  2

Sold Price **\$510,000** Sold Date **15-Dec-21**

Distance -

Notes from your agent



**22 ROGERS AVENUE  
WARRNAMBOOL VIC 3280**

 2  1  2

Sold Price **\$556,000** Sold Date **12-Feb-22**

Distance -

Notes from your agent

RS = Recent sale

UN = Undisclosed Sale

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