

Statement of Information

Single residential property located outside the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb or
locality and postcode

84 Scotts Road Crossley, VIC 3283

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between \$545,000

Q

\$575,000

Median sale price

Median price

\$625,000.00

Property type

House

Suburb

Warrnambool

Period - From

Jan 2021

to

June 2021

Source

PRICEFINDER

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
1. 18 Aire Street, Kirkstall, VIC 3283	\$549,900.00	14/12/2020
2. 32 Lowery Road, Crossley, VIC 3283	\$625,000.00	18/01/2021
3. 284 Southern Cross Road, Southern Cross, VIC 3283	\$615,000.00	01/04/2021

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: 10/06/21