

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

5 Steeple Court 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$155,000

Property type

Land

Suburb

Warrnambool

Period-from

01 Jul 2019

to

30 Jun 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

62 Cherlin Drive Warrnambool VIC 3280	\$550,000	04-Dec-19
59 Mitchell Street Warrnambool VIC 3280	\$540,000	14-Nov-19
89 Gateway Road Warrnambool VIC 3280	\$575,000	17-Feb-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: 04 July 2020

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62 Cherlin Drive Warrnambool VIC 3280

Sold Price

\$550,000

Sold Date

04-Dec-19

 4  2  2

Distance

0.54km



59 Mitchell Street Warrnambool VIC 3280

Sold Price

\$540,000

Sold Date

14-Nov-19

 4  2  2

Distance

0.67km



89 Gateway Road Warrnambool VIC 3280

Sold Price

\$575,000

Sold Date

17-Feb-20

 4  2  2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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