

## 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

9 Pecten Avenue Warrnambool VIC 3280
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### 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	\$469,900	or range between		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$470,000	Property type	House	Suburb	Warrnambool
Period-from	01 Jan 2021	to	31 Dec 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
16 Fotheringham Street Warrnambool VIC 3280	\$461,381	07-Oct-21
26 Donovans Road Warrnambool VIC 3280	\$465,000	28-Sep-21
112 Merrivale Drive Warrnambool VIC 3280	\$465,000	15-Sep-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: 10 January 2022



**16 Fotheringham Street  
Warrnambool VIC 3280**

3 1 1

Sold Price

**\$461,381**

Sold Date **07-Oct-21**

Distance **0.54km**



**26 Donovans Road Warrnambool  
VIC 3280**

3 1 1

Sold Price

**\$465,000**

Sold Date **28-Sep-21**

Distance **1.98km**



**112 Merrivale Drive Warrnambool  
VIC 3280**

3 1 1

Sold Price

Sold Date **15-Sep-21**

Distance **2.18km**

RS = Recent sale

UN = Undisclosed Sale

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