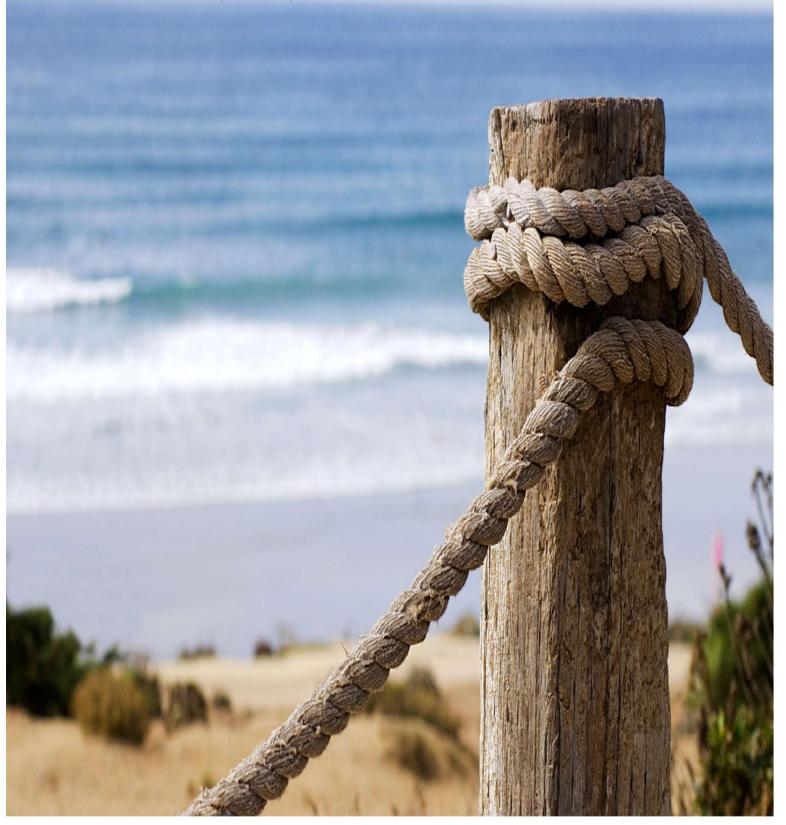
STATEMENT OF INFORMATION

35 TAIT CRESCENT, WARRNAMBOOL, VIC 3280

PREPARED BY GARY ATTRILL, FALK & CO, PHONE: 0477 026 566







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 TAIT CRESCENT, WARRNAMBOOL, VIC 🕮 3 🕒 1

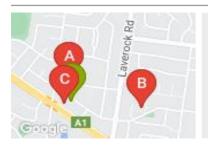
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$340,000

Provided by: Gary Attrill, Falk & CO

MEDIAN SALE PRICE



WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (House)

\$605,000

01 July 2022 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



42 HODDLE ST, WARRNAMBOOL, VIC 3280

Sale Price

\$350,000

Sale Date: 25/07/2022

Distance from Property: 148m





3 GLEESON ST, WARRNAMBOOL, VIC 3280



Sale Price

\$375,000

Sale Date: 31/07/2023

Distance from Property: 464m





978 RAGLAN PDE, WARRNAMBOOL, VIC 3280 🕮 3



Sale Price

\$358,000

Sale Date: 20/06/2023

Distance from Property: 45m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Indicative selling price

		onsumer.v		

Single Price:	\$340,000
Single Price:	\$340,000

Median sale price

Median price	\$605,000	Property type	House	Suburb	WARRNAMBOOL
Period	01 July 2022 to 30 Jun	e 2023	Source	pricefinder	

Comparable property sales

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
42 HODDLE ST, WARRNAMBOOL, VIC 3280	\$350,000	25/07/2022
3 GLEESON ST, WARRNAMBOOL, VIC 3280	\$375,000	31/07/2023
978 RAGLAN PDE, WARRNAMBOOL, VIC 3280	\$358,000	20/06/2023

This Statement of Information was prepared on:

19/09/2023

