

## 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

96 WANGOOM ROAD WARRNAMBOOL VIC 3280

### Indicative selling price

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

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Warrnambool

Period-from

01 Sep 2022

to

31 Aug 2023

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

12 RAWLINGS DRIVE WARRNAMBOOL VIC 3280	\$705,000	26-Jun-23
17 WELLS STREET WARRNAMBOOL VIC 3280	\$690,000	28-Nov-22
11 MCGINNESS WAY WARRNAMBOOL VIC 3280	\$725,000	23-Sep-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: 04 September 2023

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**12 RAWLINGS DRIVE  
WARRNAMBOOL VIC 3280**

 4  2  2

Sold Price

<sup>RS</sup>

**\$705,000**

Sold Date

**26-Jun-23**

Distance

**0.85km**



**17 WELLS STREET  
WARRNAMBOOL VIC 3280**

 4  2  3

Sold Price

**\$690,000**

Sold Date

**28-Nov-22**

Distance

**0.56km**



**11 MCGINNESS WAY  
WARRNAMBOOL VIC 3280**

 4  2  2

Sold Price

**\$725,000**

Sold Date

**23-Sep-22**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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