

## 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

3 KETTLE COURT WARRNAMBOOL VIC 3280

### 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

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Warrnambool

Period-from

01 May 2021

to

30 Apr 2022

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

126 LAVEROCK ROAD WARRNAMBOOL VIC 3280	\$535,000	01-Nov-21
6 MEDINAH CLOSE WARRNAMBOOL VIC 3280	\$570,000	04-Dec-21
117 WOODEND ROAD WARRNAMBOOL VIC 3280	\$545,000	21-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: 16 May 2022



**126 LAVEROCK ROAD  
WARRNAMBOOL VIC 3280**

3 2 2

Sold Price **\$535,000** Sold Date **01-Nov-21**

Distance **0.79km**



**6 MEDINAH CLOSE  
WARRNAMBOOL VIC 3280**

3 2 2

Sold Price **\$570,000** Sold Date **04-Dec-21**

Distance **3.5km**



**117 WOODEND ROAD  
WARRNAMBOOL VIC 3280**

3 2 2

Sold Price **\$545,000** Sold Date **21-Sep-21**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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