

STATEMENT OF INFORMATION

75 LAVA STREET, WARRNAMBOOL, VIC 3280

PREPARED BY PAUL JELLIE, HOMESSEEKA REAL ESTATE, PHONE: 0417 563 280



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 LAVA STREET, WARRNAMBOOL, VIC

 3  1  2

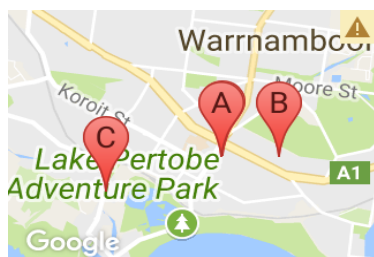
Indicative Selling Price

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

Single Price: \$399,000

Provided by: Paul Jellie, Homeseeka Real Estate

MEDIAN SALE PRICE



WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (House)

\$325,000

01 July 2016 to 30 June 2017

Provided by: 

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.



77 LAVA ST, WARRNAMBOOL, VIC 3280

 3  1  1

Sale Price

\$417,620

Sale Date: 30/01/2017

Distance from Property: 23m



100 SKENE ST, WARRNAMBOOL, VIC 3280

 3  -  -

Sale Price

\$382,500

Sale Date: 26/11/2016

Distance from Property: 736m



46 HARRIS ST, WARRNAMBOOL, VIC 3280

 3  1  1

Sale Price

\$380,000

Sale Date: 20/06/2016

Distance from Property: 1.6km



This report has been compiled on 05/07/2017 by Homeseeka Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

75 LAVA STREET, WARRNAMBOOL, VIC 3280

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

WARRNAMBOOL

Period

01 July 2016 to 30 June 2017

Source



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
77 LAVA ST, WARRNAMBOOL, VIC 3280	\$417,620	30/01/2017
100 SKENE ST, WARRNAMBOOL, VIC 3280	\$382,500	26/11/2016
46 HARRIS ST, WARRNAMBOOL, VIC 3280	\$380,000	20/06/2016