

## 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

20 MCGENNAN STREET, 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)

Price Range:

\$250,000 to \$265,000
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### Median sale price

Median price	<table border="1"><tr><td>\$330,000</td></tr></table>	\$330,000	House	<table border="1"><tr><td></td></tr></table>		Unit	<table border="1"><tr><td></td></tr></table>		Suburb	<table border="1"><tr><td>WARRNAMBOOL</td></tr></table>	WARRNAMBOOL
\$330,000											
WARRNAMBOOL											
Period	<table border="1"><tr><td>01 January 2017 to 31 December 2017</td></tr></table>			01 January 2017 to 31 December 2017	Source	<table border="1"><tr><td></td></tr></table>					
01 January 2017 to 31 December 2017											
											

### 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
220 MERRIVALE DR, WARRNAMBOOL, VIC 3280	\$380,000	24/03/2017
6 ROXBURGH CRT, WARRNAMBOOL, VIC 3280	\$535,000	18/04/2017
26 MACDONALD ST, WARRNAMBOOL, VIC 3280	\$225,000	16/05/2017