

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

12 DALRYMPLE DRIVE WARRNAMBOOL VIC 3280

Indicative selling price

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

Single Price

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Warrnambool

Period-from

01 May 2023

to

30 Apr 2024

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

4 SOUTHERN OCEAN BOULEVARD WARRNAMBOOL VIC 3280	\$830,000	04-Sep-23
55 MITCHELL STREET WARRNAMBOOL VIC 3280	\$800,000	06-Oct-23
15 CHERLIN DRIVE WARRNAMBOOL VIC 3280	\$820,000	10-Mar-23

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: 28 May 2024



4 SOUTHERN OCEAN BOULEVARD
WARRNAMBOOL VIC 3280

Sold Price
\$830,000

Sold Date
04-Sep-23

4

2

2

Distance

0.56km



55 MITCHELL STREET
WARRNAMBOOL VIC 3280

Sold Price
\$800,000

Sold Date
06-Oct-23

4

2

-

Distance

2.94km



15 CHERLIN DRIVE
WARRNAMBOOL VIC 3280

Sold Price
\$820,000

Sold Date
10-Mar-23

4

2

2

Distance

3.43km

RS = Recent sale
 UN = Undisclosed Sale

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