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	Suburb Warrnambool	
Period-from	01 May 2023	to	30 Apr 2	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	

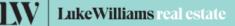
OR

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



consumer.vic.gov.au



Luke Williams

M 0438 305 533

E luke@lukewilliamsrealestate.com.au

4 SOUTHERN OCEAN BOULEVARD WARRNAMBOOL VIC 3280 ☐ 4 ⓑ 2 ♀ 2	Sold Price	\$830,000	Sold Date Distance	04-Sep-23 0.56km
55 MITCHELL STREET WARRNAMBOOL VIC 3280 A 2 $_{\bigcirc}$ -	Sold Price	\$800,000	Sold Date Distance	06-Oct-23 2.94km
15 CHERLIN DRIVE	Sold Price	\$820,000	Sold Date	10-Mar-23



15 CHERLIN DRIVE WARRNAMBOOL VIC 3280		0	Sold Price	\$820,000	Sold Date	10-Mar-23	
	2					Distance	3.43km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.