

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

17 Silesia Court 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Warrnambool

Period-from

01 Jan 2021

to

31 Dec 2021

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 Panorama Avenue Warrnambool VIC 3280	\$585,000	04-Sep-21
32 Kruger Street Warrnambool VIC 3280	\$560,000	17-Jul-21
12 Murray Street Warrnambool VIC 3280	\$560,000	23-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: 13 January 2022


4 Panorama Avenue Warrnambool VIC 3280

Sold Price

\$585,000

Sold Date

04-Sep-21
 3
 2
 1

Distance

1.9km

32 Kruger Street Warrnambool VIC 3280

Sold Price

\$560,000

Sold Date

17-Jul-21
 4
 1
 2

Distance

1.6km

12 Murray Street Warrnambool VIC 3280

Sold Price

Sold Date

23-Sep-21
 3
 1
 2

Distance

1.73km
RS = Recent sale

UN = Undisclosed Sale

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