

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

9 WILTSHIRE STREET 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

or range
between

\$770,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Warrnambool

Period-from

01 Nov 2022

to

31 Oct 2023

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

14 WARBURTON WAY WARRNAMBOOL VIC 3280	\$796,650	12-Jul-23
37 SOMMERVILLE BOULEVARD WARRNAMBOOL VIC 3280	\$790,000	15-Jul-22
427 WOLLASTON ROAD WARRNAMBOOL VIC 3280	\$825,000	18-Aug-22

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: 07 November 2023

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**14 WARBURTON WAY
WARRNAMBOOL VIC 3280**

 4  2  2

Sold Price

\$796,650

Sold Date

12-Jul-23

Distance

0.25km



**37 SOMMERVILLE BOULEVARD
WARRNAMBOOL VIC 3280**

 4  2  2

Sold Price

\$790,000

Sold Date

15-Jul-22

Distance

0.08km



**427 WOLLASTON ROAD
WARRNAMBOOL VIC 3280**

 4  2  2

Sold Price

\$825,000

Sold Date

18-Aug-22

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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