Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

24 Sharpe Avenue 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	\$835,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$470,000	Prop	erty type	House		Suburb	Warrnambool
Period-from	01 Jan 2021	to	31 Dec 2	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
16 College Street Warrnambool VIC 3280	\$828,427	06-Aug-21
12 Renoir Drive Warrnambool VIC 3280	\$888,000	08-Dec-21
44 Norman Street Warrnambool VIC 3280	\$810,000	08-Dec-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



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16 College Street Warrnambool VIC Sold Price 3280

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\$828,427 Sold Date 06-Aug-21

Distance

0.9km



Notes from your agent

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₩ 3

This is quite a good comparative to yours. It's a nice sized block and a five year old home. It was finished off brilliantly and may have deserved getting a slightly higher price in todays market.



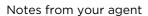
12 Renoir Drive Warrnambool VIC 3280

aggregation 2

Sold Price

\$888,000 Sold Date 08-Dec-21

Distance 0.59km



Another four bedroom home near you. This was a bit of a different one but a similar size home and block. Another example of a home selling in the high \$800ks.



44 Norman Street Warrnambool VIC 3280

₽ 2

Sold Price

\$810,000 Sold Date 08-Dec-21

□ 2

Distance 0.4km

Notes from your agent

As mentioned to you earlier, this one was a big home but it was quite knocked around and didn't present very well. \$810k was a brilliant result but your home is far better in my opinion.

RS = Recent sale **UN** = Undisclosed Sale

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