

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 or
locality and postcode

64 Kerr 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

\$445,000

Q

\$480,000

Median sale price

Median price

\$447,000.00

Property type

House

Suburb

Warrnambool

Period - From

Jan 2021

to

May 2021

Source

PRICEFINDER

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
1. 7 Fitzroy Road, Warrnambool, VIC 3280	\$426,100.00	18/09/2020
2. 38 Hyland Street, Warrnambool, VIC 3280	\$500,000.00	06/08/2020
3. 46 Fitzroy Road, Warrnambool, VIC 3280	\$498,500.00	05/12/2020

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: 25/05/21