

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

63 Laverock Road 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Warrnambool

Period-from

01 Nov 2019

to

31 Oct 2020

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

91 Boston Drive Warrnambool VIC 3280	\$500,000	09-Jun-20
40 Cherlin Drive Warrnambool VIC 3280	\$545,000	21-Oct-20
18 Lockett Drive Warrnambool VIC 3280	\$530,250	05-Jun-20

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: 11 November 2020

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91 Boston Drive Warrnambool VIC 3280

Sold Price

\$500,000

Sold Date **09-Jun-20**

 4  2  2

Distance **2.89km**



40 Cherlin Drive Warrnambool VIC 3280

Sold Price

^{RS} **\$545,000**

Sold Date **21-Oct-20**

 4  2  2

Distance **3.46km**



18 Lockett Drive Warrnambool VIC 3280

Sold Price

\$530,250

Sold Date **05-Jun-20**

 4  2  2

Distance **3.58km**

RS = Recent sale

UN = Undisclosed Sale

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