### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

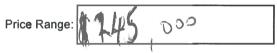
#### Property offered for sale

Address Including suburb and postcode

3/19 KERMOND COURT, WARRNAMBOOL, VIC 3280

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting



## Median sale price

Median price	\$252,250	House	Unit	Suburb	WARRNAMBOOL	
Period	01 October 2016 to 30 2017	September	Source	p	ricefinder	

#### Comparable property sales

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
30 NAPIER PL, WARRNAMBOOL, VIC 3280	**\$385,000	06/11/2017
1/3 SUZANNE CRES, WARRNAMBOOL, VIC 3280	\$160,000	07/09/2017
2/3 SUZANNE CRES, WARRNAMBOOL, VIC 3280	\$185,000	21/08/2017