STATEMENT OF INFORMATION

93 LAVA STREET, WARRNAMBOOL, VIC 3280

PREPARED BY MATTHEW NORTHEAST, STOCKDALE & LEGGO WARRNAMBOOL

Stockdale
&Leggo

STOCKDALE & LEGGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

93 LAVA STREET, WARRNAMBOOL, VIC 🛏 4 🛁 3 🚗 2
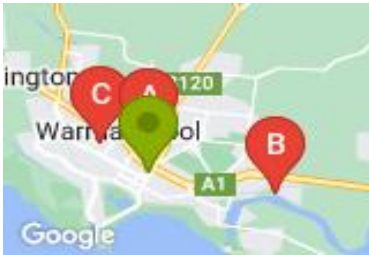
Indicative Selling Price

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

Single Price: **$2,175,000**

Provided by: Matthew Northeast, Stockdale & Leggo Warrnambool

MEDIAN SALE PRICE

WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (House)

$601,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

36 JAMIESON ST, WARRNAMBOOL, VIC 3280 🛏 5 🛁 2 🚗 5

Sale Price

$2,650,000

Sale Date: 08/12/2023

Distance from Property: 756m Ⓐ

80 DOBSON WAY, WARRNAMBOOL, VIC 3280 🛏 4 🛁 2 🚗 4

Sale Price

$2,000,480

Sale Date: 15/05/2023

Distance from Property: 3.4km Ⓑ

268 LAVA ST, WARRNAMBOOL, VIC 3280 🛏 7 🛁 - 🚗 -

Sale Price

$1,650,000

Sale Date: 22/12/2023

Distance from Property: 1.5km Ⓒ

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	93 LAVA STREET, WARRNAMBOOL, VIC 3280

Indicative selling price

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

Single Price:	$2,175,000

Median sale price

Median price	$601,000	Property type	House	Suburb	WARRNAMBOOL
Period	01 April 2023 to 31 March 2024		Source		pricefinder

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
36 JAMIESON ST, WARRNAMBOOL, VIC 3280	$2,650,000	08/12/2023
80 DOBSON WAY, WARRNAMBOOL, VIC 3280	$2,000,480	15/05/2023
268 LAVA ST, WARRNAMBOOL, VIC 3280	$1,650,000	22/12/2023

This Statement of Information was prepared on:	24/06/2024

CONSUMER AFFAIRS VICTORIA