# 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

6 Napier Place 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	\$570,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	lian Price \$267,000		Property type		Land		Warrnambool
Period-from	01 Feb 2021	to	31 Jan 2	2022	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
2 Singleton Court Warrnambool VIC 3280	\$595,000	11-Nov-21
7 Hose Street Warrnambool VIC 3280	\$610,000	27-Sep-21
11 McPherson Crescent Warrnambool VIC 3280	\$590,000	27-Aug-21

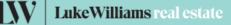
#### OR

**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: 01 February 2022



consumer.vic.gov.au



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2 Singl 3280	eton Co	urt Warrnambool VIC Sold Price	\$595,000	Sold Date	11-Nov-21
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7 Hose Street Warrnambool VIC 3280			Sold Price	\$610,000	Sold Date	27-Sep-21
₿3	2	⇔ <sup>2</sup>			Distance	1.29km



	11 McPherson Crescent Warrnambool VIC 3280			Sold Price	\$590,00	00 Sold Date	27-Aug-21
4	圔 4	2	<b>⇔</b> 2			Distance	1.02km

RS = Recent sale UN = Undisclosed Sale

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