

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

7 Harbour Mews 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$306,500

Property type

Unit

Suburb

Warrnambool

Period-from

01 Jan 2020

to

31 Dec 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

8 Pertobe Road Warrnambool VIC 3280	\$304,500	01-Nov-19
29/6 Pertobe Road Warrnambool VIC 3280	\$365,000	02-Jul-20
1 Barbro Terrace Warrnambool VIC 3280	\$483,500	06-Feb-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: 05 January 2021



8 Pertobe Road Warrnambool VIC 3280

 3  2  1

Sold Price

\$304,500

Sold Date

01-Nov-19

Distance

0.02km



29/6 Pertobe Road Warrnambool VIC 3280

 3  2  1

Sold Price

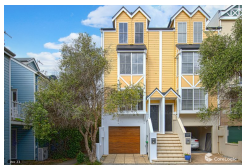
\$365,000

Sold Date

02-Jul-20

Distance

0.04km



1 Barbro Terrace Warrnambool VIC 3280

 4  2  2

Sold Price

\$483,500

Sold Date

06-Feb-20

Distance

0.07km



20A Pertobe Road Warrnambool VIC 3280

 2  2  2

Sold Price

\$325,000

Sold Date

07-Jul-20

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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