

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

8 Brolga Court 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

\$409,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,500

Property type

House

Suburb

Warrnambool

Period-from

01 Dec 2019

to

30 Nov 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

1 Somers Road Warrnambool VIC 3280	\$420,000	13-Feb-20
410 Raglan Parade Warrnambool VIC 3280	\$395,000	12-Jul-19
289 Lava Street Warrnambool VIC 3280	\$420,000	29-Aug-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: 03 December 2020



1 Somers Road Warrnambool VIC 3280

Sold Price

\$420,000

Sold Date

13-Feb-20

3

1

1

Distance

1.52km



410 Raglan Parade Warrnambool VIC 3280

Sold Price

\$395,000

Sold Date

12-Jul-19

3

1

1

Distance

1.61km



289 Lava Street Warrnambool VIC 3280

Sold Price

\$420,000

Sold Date

29-Aug-20

3

1

1

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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