

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 or
locality and postcode

10 Marlee Court, Warrnambool Vic 3280

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$579,500

Property Type House

Suburb Warrnambool

Period - From 01/07/2023

to 30/06/2024

Source REIV

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	3 Marlee Ct WARRNAMBOOL 3280	\$630,000	12/12/2023
2	2 Riverdale Ct WARRNAMBOOL 3280	\$605,000	21/06/2024
3	7 Ruby PI WARRNAMBOOL 3280	\$593,000	12/07/2024

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:

23/07/2024 10:03



Property Type:
Divorce/Estate/Family Transfers
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price
\$590,000
Median House Price
Year ending June 2024: \$579,500

Comparable Properties



3 Marlee Ct WARRNAMBOOL 3280 (REI/VG) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 725 sqm approx



2 Riverdale Ct WARRNAMBOOL 3280 (REI) Agent Comments



Price: \$605,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 557 sqm approx



7 Ruby Pl WARRNAMBOOL 3280 (REI) Agent Comments



Price: \$593,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 775 sqm approx

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