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

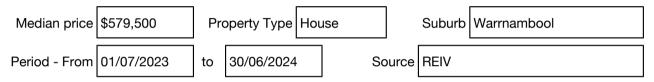
10 Marlee Court, Warrnambool Vic 3280

Indicative selling price

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Single price \$590,000

Median sale price



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



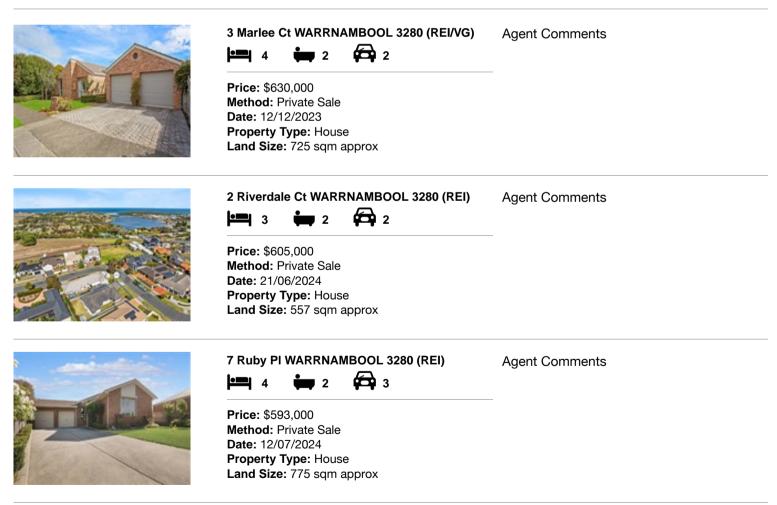






Property Type: Divorce/Estate/Family Transfers Land Size: 743 sqm approx Agent Comments Indicative Selling Price \$590,000 Median House Price Year ending June 2024: \$579,500

Comparable Properties



Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160



propertydata

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