

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

7 Koroit Street, Warrnambool Vic 3280

Indicative selling price

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

Range between \$420,000

&

\$460,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Warrnambool

Period - From 01/10/2017

to

31/12/2017

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 eighteen 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	54 Koroit St WARRNAMBOOL 3280	\$650,000	20/04/2017
2	118 Botanic Rd WARRNAMBOOL 3280	\$490,000	27/09/2017
3	290 Koroit St WARRNAMBOOL 3280	\$440,000	16/03/2017

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 eighteen months.

7 Koroit Street, Warrnambool Vic 3280



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median House Price

December quarter 2017: \$310,000

Comparable Properties



54 Koroit St WARRNAMBOOL 3280 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 20/04/2017

Rooms: -

Property Type: House

Land Size: 861 sqm approx



118 Botanic Rd WARRNAMBOOL 3280 (REI/VG)

Agent Comments



Price: \$490,000

Method: Sold Before Auction

Date: 27/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 600 sqm approx



290 Koroit St WARRNAMBOOL 3280 (REI/VG)

Agent Comments



Price: \$440,000

Method: Auction Sale

Date: 16/03/2017

Rooms: -

Property Type: House

Land Size: 1128 sqm approx