

## 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

1/56 QUEENS ROAD WARRNAMBOOL VIC 3280

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Mar 2022

to

28 Feb 2023

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

35 MICKLE CRESCENT WARRNAMBOOL VIC 3280	\$465,000	13-Apr-22
2/4 EVELYN CRESCENT WARRNAMBOOL VIC 3280	\$460,000	25-Mar-22
1/129 MORTLAKE ROAD WARRNAMBOOL VIC 3280	\$480,000	06-Feb-23

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: 29 March 2023

Luke Williams

M 0438 305 533

E [luke@lukewilliamsrealestate.com.au](mailto:luke@lukewilliamsrealestate.com.au)



**35 MICKLE CRESCENT  
WARRNAMBOOL VIC 3280**

 2  1  1

Sold Price **\$465,000** Sold Date **13-Apr-22**

Distance **0.45km**



**2/4 EVELYN CRESCENT  
WARRNAMBOOL VIC 3280**

 3  1  1

Sold Price **\$460,000** Sold Date **25-Mar-22**

Distance **0.64km**



**1/129 MORTLAKE ROAD  
WARRNAMBOOL VIC 3280**

 2  1  1

Sold Price **\$480,000** Sold Date **06-Feb-23**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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