

STATEMENT OF INFORMATION

1/1 CASSIE CLOSE, WARRNAMBOOL, VIC 3280

PREPARED BY ROBERTSON PORT FAIRY, 12 BANK STREET PORT FAIRY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/1 CASSIE CLOSE, WARRNAMBOOL, VIC  2  1  1

Indicative Selling Price

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

\$215,000 to \$230,000

SUBURB MEDIAN



WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (Unit)

\$250,000

01 April 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



2/5 ARGYLE ST, WARRNAMBOOL, VIC 3280

 2  1  1

Sale Price

\$227,000

Sale Date: 12/01/2017

Distance from Property: 385m



1/18 VERDON ST, WARRNAMBOOL, VIC 3280

 2  1  1

Sale Price

\$225,000

Sale Date: 13/12/2016

Distance from Property: 2.7km



8/8 LANDY GR, WARRNAMBOOL, VIC 3280

 2  1  1

Sale Price

\$240,000

Sale Date: 09/12/2016

Distance from Property: 2.9km



This report has been compiled on 12/05/2017 by Robertson Port Fairy. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	1/1 CASSIE CLOSE, WARRNAMBOOL, VIC 3280
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Indicative selling price

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

Single Price / Range	\$215,000 to \$230,000
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Median sale price

Median price	\$250,000	House		Unit	X	Suburb	WARRNAMBOOL
Period	01 April 2016 to 31 March 2017		Source				

Comparable property sales

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
2/5 ARGYLE ST, WARRNAMBOOL, VIC 3280	\$227,000	12/01/2017
1/18 VERDON ST, WARRNAMBOOL, VIC 3280	\$225,000	13/12/2016
8/8 LANDY GR, WARRNAMBOOL, VIC 3280	\$240,000	09/12/2016