

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

57 Adriana Crescent Dennington VIC 3280

Indicative selling price

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

Single Price

\$499,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,578

Property type

House

Suburb

Dennington

Period-from

01 Jan 2021

to

31 Dec 2021

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

124 Rooneys Road Warrnambool VIC 3280	\$495,000	14-Nov-21
12 Kermond Court Warrnambool VIC 3280	\$490,000	04-Jan-22
353 Timor Street Warrnambool VIC 3280	\$500,000	28-Sep-21

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: 13 January 2022



**124 Rooneys Road Warrnambool
VIC 3280**

3 1 1

Sold Price

^{RS} **\$495,000**

Sold Date

14-Nov-21

Distance

0.42km



**12 Kermond Court Warrnambool
VIC 3280**

3 1 1

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

04-Jan-22

Distance

1.09km



**353 Timor Street Warrnambool VIC
3280**

3 1 1

Sold Price

\$500,000

Sold Date

28-Sep-21

Distance

2.79km

RS = Recent sale

UN = Undisclosed Sale

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