

## 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

8 Lipook Court 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

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

House

Suburb

Warrnambool

Period-from

01 Jul 2020

to

30 Jun 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

58 Beamish Street Warrnambool VIC 3280	\$425,000	06-Mar-21
25 Mountain Ash Drive Warrnambool VIC 3280	\$447,000	23-Jan-21
6 Warwick Place Warrnambool VIC 3280	\$430,000	08-May-20

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 July 2021



**58 Beamish Street Warrnambool  
VIC 3280**

4 2 2

Sold Price **\$425,000** Sold Date **06-Mar-21**

Distance **0.92km**



**25 Mountain Ash Drive  
Warrnambool VIC 3280**

4 2 2

Sold Price **\$447,000** Sold Date **23-Jan-21**

Distance **1.57km**



**6 Warwick Place Warrnambool VIC  
3280**

4 2 2

Sold Price **\$430,000** Sold Date **08-May-20**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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