

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

2 Archibald Street Warrnambool 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

or range
between

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,500

Property type

House

Suburb

Warrnambool

Period-from

01 Dec 2019

to

30 Nov 2020

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

9 Fitzroy Road Warrnambool VIC 3280	\$312,000	20-Nov-20
40 Aitkins Road Warrnambool VIC 3280	\$320,000	15-Jul-20
101 Morriss Road Warrnambool VIC 3280	\$340,000	08-Dec-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: 11 December 2020

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9 Fitzroy Road Warrnambool VIC 3280

Sold Price

^{RS} **\$312,000** ^{UN}

Sold Date **20-Nov-20**

 3  1  1

Distance **0.63km**

Notes from your agent

Had a little bit done and had a nice outlook



40 Aitkins Road Warrnambool VIC 3280

Sold Price

\$320,000

Sold Date **15-Jul-20**

 3  1  2

Distance **0.68km**

Notes from your agent

A neat and straight forward home.



101 Morriss Road Warrnambool VIC 3280

Sold Price

^{RS} **\$340,000** ^{UN}

Sold Date **08-Dec-20**

 3  1  2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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