

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

111 Merrivale Drive 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

House

Suburb

Warrnambool

Period-from

01 Jun 2020

to

31 May 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

66 Aitkins Road Warrnambool VIC 3280	\$405,000	29-Mar-21
2 Gordon Court Warrnambool VIC 3280	\$420,000	16-Mar-21
37 Karana Drive Warrnambool VIC 3280	\$419,900	19-Mar-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: 14 June 2021

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66 Aitkins Road Warrnambool VIC 3280

Sold Price

\$405,000

Sold Date

29-Mar-21



3



1



1

Distance

0.97km



2 Gordon Court Warrnambool VIC 3280

Sold Price

\$420,000

Sold Date

16-Mar-21



3



1



1

Distance

1.1km



37 Karana Drive Warrnambool VIC 3280

Sold Price

\$419,900

Sold Date

19-Mar-21



3



1



2

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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