

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

17 SEARS AVENUE 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

\$765,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Land

Suburb

Warrnambool

Period-from

01 May 2024

to

30 Apr 2025

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 WILTSHIRE STREET WARRNAMBOOL VIC 3280	\$760,000	05-Dec-23
60 SOMMERVILLE BOULEVARD WARRNAMBOOL VIC 3280	\$756,500	09-Aug-24
73 KERR STREET WARRNAMBOOL VIC 3280	\$765,000	15-Feb-25

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: 05 May 2025



9 WILTSHIRE STREET
WARRNAMBOOL VIC 3280

4

2

2

Sold Price
\$760,000
Sold Date
05-Dec-23

Distance
0.9km



60 SOMMERVILLE BOULEVARD
WARRNAMBOOL VIC 3280

4

2

2

Sold Price
\$756,500
Sold Date
09-Aug-24

Distance
1.16km



73 KERR STREET WARRNAMBOOL
VIC 3280

4

2

2

Sold Price
\$765,000
Sold Date
15-Feb-25

Distance
3.06km

RS = Recent sale
UN = Undisclosed Sale

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