

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

176 MORRISS ROAD 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,500

Property type

House

Suburb

Warrnambool

Period-from

01 Feb 2024

to

31 Jan 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

1 KAGoola AVENUE WARRNAMBOOL VIC 3280	\$710,000	24-Jan-25
5 WARD STREET WARRNAMBOOL VIC 3280	\$780,000	03-Dec-24
14 CLEVELAND STREET WARRNAMBOOL VIC 3280	\$840,000	02-Nov-24

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: 27 February 2025



**1 KAGoola AVENUE
 WARRNAMBOOL VIC 3280**

5 2 2

Sold Price

^{RS} **\$710,000**

Sold Date **24-Jan-25**

Distance **0.89km**



**5 WARD STREET WARRNAMBOOL
 VIC 3280**

5 2 2

Sold Price

\$780,000

Sold Date **03-Dec-24**

Distance **4.69km**



**14 CLEVELAND STREET
 WARRNAMBOOL VIC 3280**

5 2 2

Sold Price

\$840,000

Sold Date **02-Nov-24**

Distance **3.72km**

RS = Recent sale

UN = Undisclosed Sale

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