

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

2/19 WELLS 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Jan 2024

to

31 Dec 2024

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

2 HABERFIELD STREET WARRNAMBOOL VIC 3280	\$500,000	24-Jan-24
10 BOILING DOWN ROAD WARRNAMBOOL VIC 3280	\$500,000	30-Jan-24
1/3 KATYA COURT WARRNAMBOOL VIC 3280	\$495,000	15-Aug-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: 28 January 2025



2 HABERFIELD STREET
WARRNAMBOOL VIC 3280

2 1 2

Sold Price \$500,000 Sold Date 24-Jan-24

Distance 0.53km



10 BOILING DOWN ROAD
WARRNAMBOOL VIC 3280

2 1 2

Sold Price Sold Date 30-Jan-24

Distance 1.38km



1/3 KATYA COURT
WARRNAMBOOL VIC 3280

2 1 1

Sold Price ^{RS} \$495,000 ^{UN} Sold Date 15-Aug-24

Distance 0.65km

RS = Recent sale UN = Undisclosed Sale

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