

## 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

31 SIMPSON STREET WARRNAMBOOL VIC 3280

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$670,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

3 GEORGE AVENUE WARRNAMBOOL VIC 3280	\$550,000	10-Jan-25
11 CRAMER STREET WARRNAMBOOL VIC 3280	\$760,000	10-Oct-24
2/78 JAMIESON STREET WARRNAMBOOL VIC 3280	\$655,000	09-Dec-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: 07 May 2025



**3 GEORGE AVENUE  
 WARRNAMBOOL VIC 3280**

3 2 1

Sold Price **\$550,000** Sold Date **10-Jan-25**

Distance **0.62km**



**11 CRAMER STREET  
 WARRNAMBOOL VIC 3280**

3 2 1

Sold Price **\$760,000** Sold Date **10-Oct-24**

Distance **2.1km**



**2/78 JAMIESON STREET  
 WARRNAMBOOL VIC 3280**

3 2 1

Sold Price **\$655,000** Sold Date **09-Dec-24**

Distance **2.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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