

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 32 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 \$189,000

or range between \$*

&

\$

Median sale price

Median price \$270,000

Property type Land

Suburb Warrnambool

Period - From 01 Mar 2024

to

28 Feb 2025

Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 30 Sears Avenue, Warrnambool VIC 3280 | \$200,000 | 21-Dec-23 |
| 2 23 Sears Avenue, Warrnambool VIC 3280 | \$207,000 | 15-Jan-25 |
| 3 2 Campbell Street, Warrnambool VIC 3280 | \$199,000 | 18-Jun-24 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 28 March 2025