

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

36 COUCH 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

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Warrnambool

Period-from

01 Apr 2024

to

31 Mar 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

19 LOYOLA AVENUE WARRNAMBOOL VIC 3280	\$692,500	07-Jun-24
31 TOAL DRIVE WARRNAMBOOL VIC 3280	\$695,000	31-Jan-25
7 MICHELLE COURT WARRNAMBOOL VIC 3280	\$680,000	30-Jan-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: 09 April 2025



19 LOYOLA AVENUE
WARRNAMBOOL VIC 3280

4

2

2

Sold Price
\$692,500
Sold Date
07-Jun-24

Distance
0.11km



31 TOAL DRIVE WARRNAMBOOL
VIC 3280

4

2

2

Sold Price
\$695,000
Sold Date
31-Jan-25

Distance
0.59km



7 MICHELLE COURT
WARRNAMBOOL VIC 3280

3

3

2

Sold Price
\$680,000
Sold Date
30-Jan-25

Distance
0.56km

RS = Recent sale
UN = Undisclosed Sale

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