

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 101 Wanstead Street, Warrnambool, VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$490,000

Median sale price

Median price \$601,000 Property Type House Suburb Warrnambool (3280)

Period - From 01/04/2023 to 31/03/2024 Source Pricefinder

Comparable property sales

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
42 MOONAH STREET, WARRNAMBOOL VIC 3280	\$522,000	31/01/2024
19 NICHOLSON STREET, WARRNAMBOOL VIC 3280	\$489,000	25/10/2023
8 MCKIERNAN ROAD, WARRNAMBOOL VIC 3280	\$535,000	20/12/2023

This Statement of Information was prepared on: 29/05/2024