

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 PILKINGTON 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,500

Property type

Land

Suburb

Warrnambool

Period-from

01 Aug 2022

to

31 Jul 2023

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

7 VON GUERARD BOULEVARD WARRNAMBOOL VIC 3280	\$435,000	23-Dec-22
31 VON GUERARD BOULEVARD WARRNAMBOOL VIC 3280	\$430,000	14-Apr-22
25 MUSGROVE STREET WARRNAMBOOL VIC 3280	\$425,000	18-Aug-22

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: 08 August 2023



**7 VON GUERARD BOULEVARD
WARRNAMBOOL VIC 3280**

- - -

Sold Price **\$435,000** Sold Date **23-Dec-22**

Distance **0.05km**



**31 VON GUERARD BOULEVARD
WARRNAMBOOL VIC 3280**

- - -

Sold Price **\$430,000** Sold Date **14-Apr-22**

Distance **0.26km**



**25 MUSGROVE STREET
WARRNAMBOOL VIC 3280**

- - -

Sold Price **\$425,000** Sold Date **18-Aug-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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