

## 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

4/115 COULSTOCK STREET WARRNAMBOOL VIC 3280

### Indicative selling price

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

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$436,000

Property type

Unit

Suburb

Warrnambool

Period-from

01 Nov 2022

to

31 Oct 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

2/6-8 GIBSON STREET WARRNAMBOOL VIC 3280	\$500,000	14-Oct-23
22 ROGERS AVENUE WARRNAMBOOL VIC 3280	\$535,000	18-Jul-23
11 GIBBONS COURT WARRNAMBOOL VIC 3280	\$460,000	22-Sep-23

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: 22 November 2023



**2/6-8 GIBSON STREET  
 WARRNAMBOOL VIC 3280**

2 1 1

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **14-Oct-23**

Distance **1.08km**



**22 ROGERS AVENUE  
 WARRNAMBOOL VIC 3280**

2 1 2

Sold Price **\$535,000** Sold Date **18-Jul-23**

Distance **0.98km**



**11 GIBBONS COURT  
 WARRNAMBOOL VIC 3280**

2 1 1

Sold Price **\$460,000** Sold Date **22-Sep-23**

Distance **1.64km**

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

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