

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 1/30 Lava Street, Warrnambool Vic 3280

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$374,500 House X Unit Suburb Warrnambool

Period - From 01/07/2017 to 30/09/2017 Source REIV

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	2/72 Merri St WARRNAMBOOL 3280	\$600,000	25/10/2017
2	145 Kepler St WARRNAMBOOL 3280	\$500,000	07/09/2017
3	118 Botanic Rd WARRNAMBOOL 3280	\$490,000	27/09/2017

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.

1/30 Lava Street, Warrnambool Vic 3280



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$499,000
Median House Price
September quarter 2017: \$374,500

Comparable Properties



2/72 Merri St WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 25/10/2017
Rooms: -
Property Type: Res Investment - Holiday
Accommodation
Land Size: 201 sqm approx



145 Kepler St WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 07/09/2017
Rooms: -
Property Type: Infant Welfare Centre
Land Size: 216 sqm approx



118 Botanic Rd WARRNAMBOOL 3280 (REI/VG)

Agent Comments



Price: \$490,000
Method: Sold Before Auction
Date: 27/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx