

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 or
locality and postcode

3 Napthine Terrace, Warrnambool Vic 3280

Indicative selling price

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

Single price \$596,000

Median sale price

Median price \$323,795 House Unit Suburb or locality Warrnambool

Period - From 01/04/2018 to 30/06/2018 Source REIV

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 eighteen 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	71 Dobson Way WARRNAMBOOL 3280	\$589,000	22/12/2017
2	56 Nicholson St WARRNAMBOOL 3280	\$565,000	29/05/2017
3	96 Hickford Pde WARRNAMBOOL 3280	\$545,000	29/08/2017

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 eighteen months.~~

3 Naphthine Terrace, Warrnambool Vic 3280



Rooms:
Property Type: Land
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$596,000
Median House Price
June quarter 2018: \$323,795

Comparable Properties

71 Dobson Way WARRNAMBOOL 3280 (VG) **Agent Comments**



Price: \$589,000
Method: Sale
Date: 22/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 911 sqm approx



56 Nicholson St WARRNAMBOOL 3280 (VG) **Agent Comments**



Price: \$565,000
Method: Sale
Date: 29/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 1227 sqm approx

96 Hickford Pde WARRNAMBOOL 3280 (VG) **Agent Comments**



Price: \$545,000
Method: Sale
Date: 29/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 401 sqm approx