

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

2 Membery Way, Warrnambool Vic 3280

Indicative selling price

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

Single price \$359,900

Median sale price

Median price \$374,500 House X Unit Suburb or locality 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 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	35 Membery Way WARRNAMBOOL 3280	\$381,500	22/08/2016
2	2/5 Membery Way WARRNAMBOOL 3280	\$338,000	28/03/2017
3	3 Membery Way WARRNAMBOOL 3280	\$335,000	26/07/2017

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.~~

2 Membro Way, Warrnambool Vic 3280

Daniel Roberts
03 55644555
0431767855
daniel@robertsone.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$359,900
Median House Price
September quarter 2017: \$374,500

Comparable Properties

35 Membro Way WARRNAMBOOL 3280 (VG) Agent Comments



Price: \$381,500
Method: Sale
Date: 22/08/2016
Rooms: -
Property Type: House (Res)
Land Size: 1431 sqm approx

2/5 Membro Way WARRNAMBOOL 3280 (VG) Agent Comments



Price: \$338,000
Method: Sale
Date: 28/03/2017
Rooms: -
Property Type: House (Res)



3 Membro Way WARRNAMBOOL 3280 (REI) Agent Comments



Price: \$335,000
Method: Auction Sale
Date: 26/07/2017
Rooms: -
Property Type: House