#### 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	Sommerville Boulevard, Warrnambool Vic 3280
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$449,900

#### Median sale price

Median price	\$333,500	Hou	se X	Unit		Suburb or locality	Warrnambool
Period - From	01/04/2017	to	30/06/2017		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	60 Sommerville Blvd WARRNAMBOOL 3280	\$450,750	13/08/2016
2	13 Mcconnell St WARRNAMBOOL 3280	\$430,000	10/05/2017
3	1 Kelp St WARRNAMBOOL 3280	\$414,000	16/09/2017

#### 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.





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Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$449.900 **Median House Price** June quarter 2017: \$333,500

### Comparable Properties



60 Sommerville Blvd WARRNAMBOOL 3280

(VG)

4





Price: \$450,750 Method: Sale Date: 13/08/2016

Rooms: -

Property Type: Retail (Com)

**Agent Comments** 

13 Mcconnell St WARRNAMBOOL 3280 (VG)

3





Agent Comments

Price: \$430,000 Method: Sale Date: 10/05/2017

Rooms: -

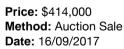
Property Type: House (Res) Land Size: 601 sqm approx

1 Kelp St WARRNAMBOOL 3280 (REI)





**Agent Comments** 



Rooms: 4

Property Type: House (Res) Land Size: 483 sqm approx

**Account** - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544





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