

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

Sommerville Boulevard, Warrnambool Vic 3280

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

House

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$449,900
Median House Price
June quarter 2017: \$333,500

Comparable Properties



60 Sommersville Blvd WARRNAMBOOL 3280 (VG) Agent Comments



Price: \$450,750
Method: Sale
Date: 13/08/2016
Rooms: -
Property Type: Retail (Com)

13 Mcconnell St WARRNAMBOOL 3280 (VG) 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



Price: \$414,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 483 sqm approx