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 andpostcode	Sommerville Boulevard, Warrnambool Vic 3280

Indicative selling price

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

Single price	$435,000

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	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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$435,000
Median House Price
September quarter 2017: $374,500

Comparable Properties



60 Sommerville Blvd WARRNAMBOOL 3280 (VG)

4 - -

Agent Comments

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

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)

3 1 1

Agent Comments

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

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