

## 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 38 Pecten Avenue, Warrnambool Vic 3280

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$269,900

#### Median sale price

Median price \$310,000 House  Unit  Suburb or locality Warrnambool

Period - From 01/10/2017 to 31/12/2017 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	7 Pecten Av WARRNAMBOOL 3280	\$315,000	28/04/2017
2	74 Aitkins Rd WARRNAMBOOL 3280	\$300,000	09/02/2018
3	101 Morriss Rd WARRNAMBOOL 3280	\$267,000	12/02/2018

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.~~

38 Pecten Avenue, Warrnambool Vic 3280



 3  1  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 730 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$269,900  
**Median House Price**  
December quarter 2017: \$310,000

## Comparable Properties

7 Pecten Av WARRNAMBOOL 3280 (VG)

**Agent Comments**

 3  -  -

**Price:** \$315,000  
**Method:** Sale  
**Date:** 28/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



74 Aitkins Rd WARRNAMBOOL 3280 (REI/VG)

**Agent Comments**

 3  1  2

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 09/02/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 638 sqm approx

101 Morriss Rd WARRNAMBOOL 3280 (VG)

**Agent Comments**

 3  -  -

**Price:** \$267,000  
**Method:** Sale  
**Date:** 12/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx