

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Merri Street, Warrnambool Vic 3280

Indicative selling price

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

Single price

\$659,900

Median sale price

Median price

\$374,500

House

X

Unit

Suburb

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 two kilometres of the property for sale in the last six 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	2/72 Merri St WARRNAMBOOL 3280	\$600,000	25/10/2017
2	96 Hickford Pde WARRNAMBOOL 3280	\$545,000	29/08/2017
3	4/72 Merri St WARRNAMBOOL 3280	\$520,000	05/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

24 Merri Street, Warrnambool Vic 3280



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 677 sqm approx

Agent Comments

Indicative Selling Price

\$659,900

Median House Price

September quarter 2017: \$374,500

Comparable Properties



2/72 Merri St WARRNAMBOOL 3280 (VG)

Agent Comments

 3  - 

Price: \$600,000

Method: Sale

Date: 25/10/2017

Rooms: -

Property Type: Res Investment - Holiday Accommodation

Land Size: 201 sqm approx

96 Hickford Pde WARRNAMBOOL 3280 (VG)

Agent Comments

 3  - 

Price: \$545,000

Method: Sale

Date: 29/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 401 sqm approx

4/72 Merri St WARRNAMBOOL 3280 (VG)

Agent Comments

 3  - 

Price: \$520,000

Method: Sale

Date: 05/09/2017

Rooms: -

Property Type: Res Investment - Holiday Accommodation