

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

17 Thomas Place, Warrnambool Vic 3280

Indicative selling price

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

Range between

\$380,000

&

\$400,000

Median sale price

Median price

\$333,500

House

X

Unit

Suburb

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 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	21 Carramar Cr WARRNAMBOOL 3280	\$365,000	16/05/2017
2	110 Woodend Rd WARRNAMBOOL 3280	\$333,500	02/06/2017
3	104 Laverock Rd WARRNAMBOOL 3280	\$330,000	24/04/2017

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.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 666 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median House Price
June quarter 2017: \$333,500

Comparable Properties

21 Carramar Cr WARRNAMBOOL 3280 (VG) **Agent Comments**

 3  -  -

Price: \$365,000
Method: Sale
Date: 16/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



110 Woodend Rd WARRNAMBOOL 3280 (REI) **Agent Comments**

 3  1  3

Price: \$333,500
Method: Auction Sale
Date: 02/06/2017
Rooms: -
Property Type: House

104 Laverock Rd WARRNAMBOOL 3280 (VG) **Agent Comments**

 3  -  -

Price: \$330,000
Method: Sale
Date: 24/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 709 sqm approx