

## 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

19 Peter Street, Warrnambool Vic 3280

#### Indicative selling price

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

Range between

\$300,000

&

\$320,000

#### 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	59 Whites Rd WARRNAMBOOL 3280	\$330,000	27/06/2017
2	27 Whites Rd WARRNAMBOOL 3280	\$315,000	06/09/2017
3	19 Janlor Dr WARRNAMBOOL 3280	\$297,500	09/08/2017

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.~~



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 657 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$300,000 - \$320,000  
**Median House Price**  
September quarter 2017: \$374,500

## Comparable Properties



59 Whites Rd WARRNAMBOOL 3280 (REI/VG) Agent Comments



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 27/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 637 sqm approx



27 Whites Rd WARRNAMBOOL 3280 (REI/VG) Agent Comments



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 06/09/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 734 sqm approx



19 Janlor Dr WARRNAMBOOL 3280 (VG) Agent Comments



**Price:** \$297,500  
**Method:** Sale  
**Date:** 09/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx