

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

39 Toal Drive, Warrnambool Vic 3280

Indicative selling price

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

Single price

\$434,000

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	10 Martin PI WARRNAMBOOL 3280	\$425,000	21/07/2017
2	14 Flinders St WARRNAMBOOL 3280	\$405,000	31/08/2017
3	11 Toal Dr WARRNAMBOOL 3280		11/09/2017

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.~~

39 Toal Drive, Warrnambool Vic 3280

Daniel Roberts
03 55644555
0431767855
daniel@robertsone.com.au

Indicative Selling Price
\$434,000

Median House Price
September quarter 2017: \$374,500



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 635 sqm approx
Agent Comments

Comparable Properties

10 Martin PI WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 21/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 820 sqm approx



14 Flinders St WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 31/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 667 sqm approx



11 Toal Dr WARRNAMBOOL 3280 (REI)

Agent Comments



Price:
Method: Private Sale
Date: 11/09/2017
Rooms: 5
Property Type: House
Land Size: 803 sqm approx