

## 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

1 Craig 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)

Single price \$310,000

### Median sale price

Median price \$333,500 House  Unit  Suburb or locality 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 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	42 Barkly St WARRNAMBOOL 3280	\$345,000	27/06/2017
2	27 Swan St WARRNAMBOOL 3280	\$325,000	06/04/2017
3	338 Raglan Pde WARRNAMBOOL 3280	\$300,000	28/04/2017

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.~~

1 Craig Street, Warrnambool Vic 3280

Daniel Roberts  
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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 359 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$310,000  
**Median House Price**  
June quarter 2017: \$333,500

## Comparable Properties



42 Barkly St WARRNAMBOOL 3280 (REI/VG) **Agent Comments**



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 27/06/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 627 sqm approx



27 Swan St WARRNAMBOOL 3280 (REI/VG) **Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 06/04/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 403 sqm approx

338 Raglan Pde WARRNAMBOOL 3280 (VG) **Agent Comments**



**Price:** \$300,000  
**Method:** Sale  
**Date:** 28/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx