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 andpostcode

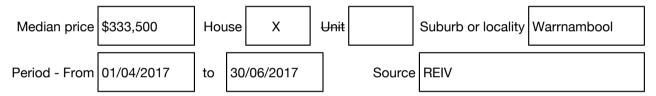
1 Craig Street, Warrnambool Vic 3280

Indicative selling price

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

Single price \$310,000

Median sale price



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.

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

1 Craig Street, Warrnambool Vic 3280





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 359 sqm approx Agent Comments Daniel Roberts 03 55644555 0431767855 daniel@robertsone.com.au

Indicative Selling Price \$310,000 Median House Price June guarter 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

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

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