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	193 Merrivale Drive, Warrnambool Vic 3280
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$309,900

Median sale price

Median price	\$320,000	Hou	se X		Unit		Suburb or locality	Warrnambool
Period - From	01/04/2017	to	o 31/03/2018			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	57 Merrivale Dr WARRNAMBOOL 3280	\$340,000	12/10/2017
2	33 Merrivale Dr WARRNAMBOOL 3280	\$290,000	10/01/2018
3	3 171 Merrivale Dr WARRNAMBOOL 3280		14/11/2017

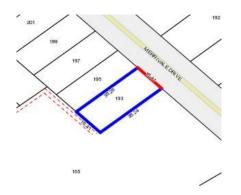
OR

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.





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Property Type: Strata Unit/Flat Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price \$309,900 **Median House Price** Year ending March 2018: \$320,000

Comparable Properties



57 Merrivale Dr WARRNAMBOOL 3280 (VG)







Agent Comments

Price: \$340.000 Method: Sale Date: 12/10/2017

Rooms: -

Property Type: House (Res) Land Size: 476 sqm approx



33 Merrivale Dr WARRNAMBOOL 3280

(REI/VG)







Price: \$290.000 Method: Private Sale Date: 10/01/2018

Rooms: -

Property Type: House Land Size: 459 sqm approx Agent Comments

171 Merrivale Dr WARRNAMBOOL 3280 (VG)

9 3



Price: \$270,000 Method: Sale Date: 14/11/2017

Rooms: -

Property Type: House (Res) Land Size: 599 sqm approx

Agent Comments

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





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