

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

193 Merrivale Drive, Warrnambool Vic 3280

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

House

X

Unit

Suburb or locality

Warrnambool

Period - From

01/04/2017

to

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	171 Merrivale Dr WARRNAMBOOL 3280	\$270,000	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.

193 Merrivale Drive, Warrnambool Vic 3280



Rooms:

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)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 10/01/2018

Rooms: -

Property Type: House

Land Size: 459 sqm approx

171 Merrivale Dr WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 14/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 599 sqm approx