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	65 Beamish Street, Warrnambool Vic 3280
Including suburb or	, and the second se
locality andpostcode	

Indicative selling price

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

Single price \$295,000

Median sale price

Median price	\$323,795	Hou	ıse X	Un	it	Suburb or locality	Warrnambool
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	50 Beamish St WARRNAMBOOL 3280	\$318,000	15/08/2017
2	33 Cramer St WARRNAMBOOL 3280	\$307,000	22/05/2018
3	56 Beamish St WARRNAMBOOL 3280	\$277,500	07/06/2018

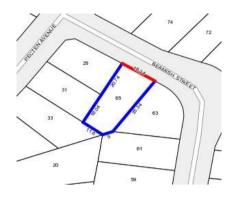
OR

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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Rooms

Property Type: House **Land Size:** 631 sqm approx

Agent Comments

Indicative Selling Price \$295,000 Median House Price June quarter 2018: \$323,795

Comparable Properties



50 Beamish St WARRNAMBOOL 3280 (VG)

3

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Price: \$318,000 Method: Sale Date: 15/08/2017

Rooms: -

Property Type: House (Res) **Land Size:** 694 sqm approx

Agent Comments



33 Cramer St WARRNAMBOOL 3280 (REI/VG)

1 3 **1** 4

Price: \$307,000 Method: Private Sale Date: 22/05/2018

Rooms: -

Property Type: House **Land Size:** 436 sqm approx

Agent Comments



56 Beamish St WARRNAMBOOL 3280 (REI/VG) Agent Comments

1 3

(2)

Price: \$277,500 **Method:** Private Sale **Date:** 07/06/2018

Rooms: 4

Property Type: House Land Size: 703 sqm approx

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





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