

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 65 Beamish Street, Warrnambool Vic 3280

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 House Unit 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.

	Address 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.~~

65 Beamish Street, Warrnambool Vic 3280



 3  1  2

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) [Agent Comments](#)

 3  -  -

Price: \$318,000
Method: Sale
Date: 15/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 694 sqm approx



33 Cramer St WARRNAMBOOL 3280 (REI/VG) [Agent Comments](#)

 3  1  1

Price: \$307,000
Method: Private Sale
Date: 22/05/2018
Rooms: -
Property Type: House
Land Size: 436 sqm approx



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

 3  1  2

Price: \$277,500
Method: Private Sale
Date: 07/06/2018
Rooms: 4
Property Type: House
Land Size: 703 sqm approx