







Property Type: House Land Size: 894 sqm Agent Comments

Daniel Roberts 03 55644555 0431767855 daniel@robertsone.com.au

Indicative Selling Price Median House Price

March guarter 2017: \$374,700

Comparable Properties

137 Whites Rd WARRNAMBOOL 3280 (VG)

-3





Price: \$655.000 Method: Sale Date: 14/04/2016

Rooms: -

Property Type: House (Res) Land Size: 1886 sqm

Agent Comments



19 St Josephs Dr WARRNAMBOOL 3280 (VG)

--4







Agent Comments

Price: \$525,000 Method: Sale Date: 30/08/2016

Rooms: -

Property Type: House (Res) Land Size: 752 sqm

10 Booval Dr WARRNAMBOOL 3280 (VG)

= 3





Price: \$440,000 Method: Sale Date: 10/03/2017 Rooms: -

Property Type: House (Res) Land Size: 688 sqm

Agent Comments

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

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered	for	sale
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Add Including subta locality andpost	urb or	Drive, Warrnamboo	l Vic 3280		
Indicative sellin	ng price				
For the meaning o	of this price see co	onsumer.vic.gov.au/	underquoting		
Range between	\$0	&	\$0		
Median sale pri	ce				
Median price \$	374,700	House X	Suburb or locality	Warrnambool	
		House X	Suburb or locality	Warrnambool	

Comparable property sales

Period - From 01/01/2017

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

31/03/2017

Address of comparable property	Price	Date of sale
137 Whites Rd WARRNAMBOOL 3280	\$655,000	14/04/2016
19 St Josephs Dr WARRNAMBOOL 3280	\$525,000	30/08/2016
10 Booval Dr WARRNAMBOOL 3280	\$440,000	10/03/2017





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.

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