

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/21 Toal Drive, Warrnambool Vic 3280

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$343,500

House

X

Unit

Suburb

Warrnambool

Period - From

01/01/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Zammit Dr WARRNAMBOOL 3280	\$335,000	22/01/2018
2	2 Neathfield Ct WARRNAMBOOL 3280	\$325,000	01/12/2017
3	2/1 Kielli Dr WARRNAMBOOL 3280	\$315,000	01/12/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

2/21 Toal Drive, Warrnambool Vic 3280

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Indicative Selling Price
\$339,000

Median House Price
Year ending December 2017: \$343,500



3 -

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

4 Zammit Dr WARRNAMBOOL 3280 (VG)

Agent Comments

3 - -

Price: \$335,000
Method: Sale
Date: 22/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 807 sqm approx



2 Neathfield Ct WARRNAMBOOL 3280 (REI)

Agent Comments

3 2 2

Price: \$325,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: House



2/1 Kielli Dr WARRNAMBOOL 3280 (REI/VG)

Agent Comments

2 1 1

Price: \$315,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: Townhouse (Single)