

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 and postcode
12 BATES ROAD WARRNAMBOOL VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$695,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$604,500 Property type House Suburb Warrnambool
Period-from 01 Jan 2025 to 31 Dec 2025 Source Cotality

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 18 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
14 JUKES STREET WARRNAMBOOL VIC 3280	\$690,700	09-Dec-25
13 GLADSTONE STREET WARRNAMBOOL VIC 3280	\$650,000	26-Feb-25
64 NICHOLSON STREET WARRNAMBOOL VIC 3280	\$685,000	09-May-25

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 18 months.

This Statement of Information was prepared on: 25 January 2026



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14 JUKES STREET WARRNAMBOOL Sold Price
VIC 3280

3 1 1

^{RS} **\$690,700** Sold Date 09-Dec-25

Distance 0.29km



13 GLADSTONE STREET
WARRNAMBOOL VIC 3280

3 1 2

Sold Price **\$650,000** Sold Date 26-Feb-25

Distance 1.1km



64 NICHOLSON STREET
WARRNAMBOOL VIC 3280

3 1 2

Sold Price **\$685,000** Sold Date 09-May-25

Distance 1.59km

RS = Recent sale **UN** = Undisclosed Sale

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