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	60 Wollaston 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	$1,400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$355,600	Property type	House	Suburb	Warrnambool
Period-from	01 Nov 2018	to	31 Oct 2019	Source	Corelogic

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
4/209 Liebig Street Warrnambool VIC 3280	$1,110,000	22-Nov-18
9 Ponting Drive Warrnambool VIC 3280	$995,000	10-Jul-19
29 Roaches Road Warrnambool VIC 3280	$981,000	31-Oct-19

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: 29 November 2019

LANDMARK Harcourts

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4/209 Liebig Street Warrnambool VIC 3280

6 4 4

Sold Price $1,110,000 Sold Date 22-Nov-18

Distance 1.7km

9 Ponting Drive Warrnambool VIC 3280

4 2 2

Sold Price $995,000 Sold Date 10-Jul-19

Distance 0.21km

29 Roaches Road Warrnambool VIC 3280

4 2 2

Sold Price RS $981,000 UN Sold Date 31-Oct-19

Distance 2.72km

RS = Recent sale UN = Undisclosed Sale

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