

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

2 Brebner Close 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

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,500

Property type

House

Suburb

Warrnambool

Period-from

01 Dec 2019

to

30 Nov 2020

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

56 Foster Street Warrnambool VIC 3280	\$885,000	27-Jul-20
82 Timor Street Warrnambool VIC 3280	\$853,000	29-Jun-20
91 Kelp Street Warrnambool VIC 3280	\$870,000	11-Sep-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: 08 December 2020



56 Foster Street Warrnambool VIC 3280

Sold Price

\$885,000

Sold Date

27-Jul-20

 4  2  2

Distance

0.19km



82 Timor Street Warrnambool VIC 3280

Sold Price

\$853,000

Sold Date

29-Jun-20

 4  2  2

Distance

0.73km



91 Kelp Street Warrnambool VIC 3280

Sold Price

\$870,000

Sold Date

11-Sep-19

 6  2  2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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