

## 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

17 Nayler Crescent Warrnambool VIC 3280

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$154,500

Property type

Land

Suburb

Warrnambool

Period-from

01 Feb 2020

to

31 Jan 2021

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

153 Morriss Road Warrnambool VIC 3280	\$350,000	10-Dec-20
3 Mountain Ash Drive Warrnambool VIC 3280	\$357,500	03-Sep-19
30 Carolyn Crescent Warrnambool VIC 3280	\$351,500	12-Nov-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: 22 February 2021



**153 Morriss Road Warrnambool VIC 3280** Sold Price **\$350,000** Sold Date **10-Dec-20**

 3  -  -

Distance **0.16km**



**3 Mountain Ash Drive Warrnambool VIC 3280** Sold Price **\$357,500** Sold Date **03-Sep-19**

 3  2  4

Distance **0.26km**



**30 Carolyn Crescent Warrnambool VIC 3280** Sold Price **\$351,500** Sold Date **12-Nov-19**

 3  1  2

Distance **0.29km**



**37 Pecten Avenue Warrnambool VIC 3280** Sold Price **\$367,000** Sold Date **12-Aug-20**

 3  2  1

Distance **0.31km**



**61 Beamish Street Warrnambool VIC 3280** Sold Price **\$360,000** Sold Date **20-Feb-20**

 3  2  2

Distance **0.34km**



**9 Mountain Ash Drive Warrnambool VIC 3280** Sold Price **\$350,000** Sold Date **11-May-20**

 3  2  2

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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**103 Laverock Road Warrnambool  
VIC 3280**

 3  1  2

Sold Price

<sup>RS</sup> **\$365,000**

Sold Date

**14-Jan-21**

Distance

**0.37km**



**99A Laverock Road Warrnambool  
VIC 3280**

 4  1  1

Sold Price

**\$350,000**

Sold Date

**07-Feb-20**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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