

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

13 St James Crescent 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
10 Donovans Road Warrnambool VIC 3280	\$406,077	01-Dec-20
13 Dooley Street Warrnambool VIC 3280	\$404,000	13-Mar-20
6 Warwick Place Warrnambool VIC 3280	\$430,000	08-May-20

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: 30 March 2021

**10 Donovans Road Warrnambool
VIC 3280**3  1  2 

Sold Price

\$406,077Sold Date **01-Dec-20**Distance **0.05km****13 Dooley Street Warrnambool VIC
3280**4  1  2 

Sold Price

\$404,000Sold Date **13-Mar-20**Distance **0.1km****6 Warwick Place Warrnambool VIC
3280**4  2  2 

Sold Price

\$430,000Sold Date **08-May-20**Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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