

## 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 or  
locality and postcode

33 Merrivale Drive, Warrnambool Vic 3280

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$310,000

### Median sale price

Median price \$333,500

House

X

Unit

Suburb or locality

Warrnambool

Period - From 01/04/2017

to 30/06/2017

Source REIV

### 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 eighteen 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
1	32 Giffen St WARRNAMBOOL 3280	\$312,000	01/06/2017
2	46 Merrivale Dr WARRNAMBOOL 3280	\$297,500	05/12/2016
3	69 Merrivale Dr WARRNAMBOOL 3280	\$276,500	31/10/2016

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 eighteen months.~~



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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 459 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$310,000  
**Median House Price**  
June quarter 2017: \$333,500

## Comparable Properties



**32 Giffen St WARRNAMBOOL 3280 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$312,000  
**Method:** Private Sale  
**Date:** 01/06/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 647 sqm approx



**46 Merrivale Dr WARRNAMBOOL 3280 (REI/VG)**   **Agent Comments**

2   2   1

**Price:** \$297,500  
**Method:** Private Sale  
**Date:** 05/12/2016  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 332 sqm approx

**69 Merrivale Dr WARRNAMBOOL 3280 (VG)**   **Agent Comments**

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**Price:** \$276,500  
**Method:** Sale  
**Date:** 31/10/2016  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 621 sqm approx