

## 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

5 Neagle Court, 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 \$487,000

#### Median sale price

Median price \$333,500 House  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 | 25 Heazlewood Rd WARRNAMBOOL 3280 | \$513,500 | 31/07/2017   |
| 2 | 29 Heazlewood Rd WARRNAMBOOL 3280 | \$498,000 | 04/03/2017   |
| 3 | 27 Grange Rd WARRNAMBOOL 3280     | \$490,000 | 09/12/2016   |

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.~~

5 Neagle Court, Warrnambool Vic 3280

 5  - 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 838 sqm approx

Agent Comments

**Indicative Selling Price**

\$487,000

**Median House Price**

June quarter 2017: \$333,500



## Comparable Properties



**25 Heazlewood Rd WARRNAMBOOL 3280 (REI)**

Agent Comments

 5  2  2

**Price:** \$513,500

**Method:** Auction Sale

**Date:** 31/07/2017

**Rooms:** -

**Property Type:** House

**29 Heazlewood Rd WARRNAMBOOL 3280 (VG)** Agent Comments

 4  -  -

**Price:** \$498,000

**Method:** Sale

**Date:** 04/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 790 sqm approx

**27 Grange Rd WARRNAMBOOL 3280 (VG)** Agent Comments

 4  -  -

**Price:** \$490,000

**Method:** Sale

**Date:** 09/12/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 788 sqm approx