

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 274 Lava Street, Warrnambool Vic 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$462,000

Median sale price

Median price \$310,000 House X Unit Suburb Warrnambool

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1 Kelp St WARRNAMBOOL 3280	\$414,000	16/09/2017
2	2/4 Banyan St WARRNAMBOOL 3280	\$385,000	14/09/2017
3	38 Kerr St WARRNAMBOOL 3280	\$360,000	10/10/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

274 Lava Street, Warrnambool Vic 3280

Daniel Roberts
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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 517 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median House Price
December quarter 2017: \$310,000

Comparable Properties



1 Kelp St WARRNAMBOOL 3280 (REI/VG)

Agent Comments



Price: \$414,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 483 sqm approx

2/4 Banyan St WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 14/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

38 Kerr St WARRNAMBOOL 3280 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 10/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 1514 sqm approx