

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

5/52 KOROIT STREET, WARRNAMBOOL, VIC

#### Indicative selling price

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

Price Range:

null

#### Median sale price

Median price

\$259,000

House

Unit

X

Suburb

WARRNAMBOOL

Period

01 July 2017 to 30 June 2018

Source

pricefinder

#### Comparable property sales

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
6/73 COULSTOCK ST, WARRNAMBOOL, VIC 3280	**\$148,300	07/06/2018
8/73 COULSTOCK ST, WARRNAMBOOL, VIC 3280	\$137,075	06/04/2018
27 MARGARETS LANE, WARRNAMBOOL, VIC 3280	\$159,000	05/03/2018