

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32 RAWLINGS DRIVE, WARRNAMBOOL,**

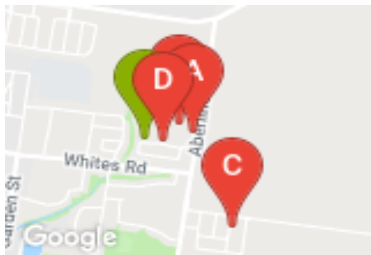
3 2 2

Indicative Selling Price

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

Price Range: **399,999 to 439,999**

## MEDIAN SALE PRICE



**WARRNAMBOOL, VIC, 3280**

Suburb Median Sale Price (House)

**\$349,950**

01 April 2018 to 31 March 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**115 ABERLINE RD, WARRNAMBOOL, VIC 3280**

3 2 2

Sale Price

**\$415,000**

Sale Date: 07/08/2018

Distance from Property: 321m



**3 MORETON ST, WARRNAMBOOL, VIC 3280**

3 2 2

Sale Price

**\$479,000**

Sale Date: 05/11/2018

Distance from Property: 251m



**16 GAVIN ST, WARRNAMBOOL, VIC 3280**

3 2 2

Sale Price

**\$400,000**

Sale Date: 25/07/2018

Distance from Property: 846m



This report has been compiled on 17/04/2019 by Ludeman Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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20 RAWLINGS DR, WARRNAMBOOL, VIC 3280



3



2



2

Sale Price

**\$455,000**

Sale Date: 24/07/2018

Distance from Property: 121m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

32 RAWLINGS 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)

Price Range: 399,999 to 439,999

### Median sale price

Median price

\$349,950

House

Unit

Suburb

WARRNAMBOOL

Period

01 April 2018 to 31 March 2019

Source

pricfinder

### 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

Address of comparable property	Price	Date of sale
115 ABERLINE RD, WARRNAMBOOL, VIC 3280	\$415,000	07/08/2018
3 MORETON ST, WARRNAMBOOL, VIC 3280	\$479,000	05/11/2018
16 GAVIN ST, WARRNAMBOOL, VIC 3280	\$400,000	25/07/2018

20 RAWLINGS DR, WARRNAMBOOL, VIC 3280	\$455,000	24/07/2018
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