Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 20/10/26

Property offered for sale

Address
Including suburb and postcode: 10 COUCH STREET WARRNAMBOOL VIC 3280

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	3	2	5	125m²	730m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $670,000 & $700,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	$650,000	Property type	House	Suburb	Warrnambool
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
16 SUNDALE ROAD WARRNAMBOOL VIC 3280	$690,000	21-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	150m²	812m²

Comparable property 2

Address	Sale price	Date of sale
5 ELIZA COURT WARRNAMBOOL VIC 3280	$681,000	07-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	2	139m²	783m²

Comparable property 3

Address	Sale price	Date of sale
6 COLLINA COURT WARRNAMBOOL VIC 3280	$681,000	03-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	3	2	8	149m²	660m²

Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

Luke Williams
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16 SUNDALE ROAD WARRNAMBOOL VIC 3280

HOUSE

3 | 2 | 2 | 812m² | 150m²

Sold Price **$690,000** Sold Date **21-Jun-26**

Distance **0.29km**

Notes from your agent

This was really well renovated and in a very similar location to yours. The block was a bit bigger but it dint have the shedding. I feel it creates a decent comparative.

5 ELIZA COURT WARRNAMBOOL VIC 3280

HOUSE

3 | 2 | 2 | 783m² | 139m²

Sold Price **$681,000** Sold Date **07-Aug-26**

Distance **0.56km**

Notes from your agent

Now this is a good comparative. It's a similar sized property to yours but hasn't had lots of updates done to it. It has a larger block. There are a few factors that even up the pricing between the two.

6 COLLINA COURT WARRNAMBOOL VIC 3280

HOUSE

3 | 2 | 8 | 660m² | 149m²

Sold Price

Sold Date **03-Jun-26**

Distance **1.8km**

Notes from your agent

This was a newer home than yours and had a very similar shed. This is a pretty direct comparative and still took almost 2 months to sell.

RS = Recent sale **UN** = Undisclosed Sale

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