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 and postcode	32 Landmann Street Warrnambool VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$365,000	Property type	Farm	Suburb	Warrnambool
Period-from	01 Jan 2019	to	31 Dec 2019	Source	Corelogic

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 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
72 Davis Street Warrnambool VIC 3280	$419,000	05-Nov-19
21 Henry Street Warrnambool VIC 3280	$455,000	09-Mar-19
91 Harrington Road Dennington VIC 3280	$450,000	26-Nov-19

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 18 months.~~

This Statement of Information was prepared on: 29 January 2020

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72 Davis Street Warrnambool VIC 3280

3 2 2

Sold Price **$419,000** Sold Date **05-Nov-19**

Distance **0.34km**

Notes from your agent

A pretty average smaller home on a normal sized block nearby.



21 Henry Street Warrnambool VIC 3280

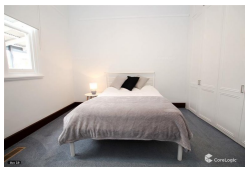
3 2 2

Sold Price **$455,000** Sold Date **09-Mar-19**

Distance **1.09km**

Notes from your agent

A very interesting home in a bit more central location to yours. It did sell very quickly though. Not a great comparative to yours but a similar pricing and a similar area.



91 Harrington Road Dennington VIC 3280

4 2 4

Sold Price **$450,000** Sold Date **26-Nov-19**

Distance **2.11km**

Notes from your agent

An older relocated home which was just off the highway in Dennington. I believe yours offers plenty more than this.

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

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