

# 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 20A Pertobe Road, Warrnambool, VIC 3280

### Indicative selling price

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

Single Price \$320,000

### Median sale price

Median price NA Property Type House Suburb Warrnambool (3280)

Period - From 30/04/2020 to 01/05/2020 Source Corelogic

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
24A PERTOBE ROAD, WARRNAMBOOL VIC 3280	\$290,000	12/04/2019
8 PERTOBE ROAD, WARRNAMBOOL VIC 3280	\$304,500	01/11/2019
2 SCHNAPPER LANE, WARRNAMBOOL VIC 3280	\$325,000	19/12/2018

This Statement of Information was prepared on: 28/05/2020