

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 20 Mannerim Avenue, Warrnambool, VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$369,000

Median sale price

Median price \$370,000 Property Type House Suburb Warrnambool (3280)

Period - From 01/06/2019 to 31/05/2020 Source Corelogic

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
8 MEMBERY WAY, WARRNAMBOOL VIC 3280	\$395,000	21/11/2019
19 MOUNTAIN ASH DRIVE, WARRNAMBOOL VIC 3280	\$395,000	07/02/2017
156 MORRISS ROAD, WARRNAMBOOL VIC 3280	\$350,000	05/01/2019

This Statement of Information was prepared on: 05/06/2020