

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 45 Dobson Way, Warrnambool, VIC 3280

Indicative selling price

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

Single Price

\$829,000

Median sale price

Median price

\$404,500

Property Type

House

Suburb

Warrnambool (3280)

Period - From

01/10/2020

to

31/01/2020

Source

Corelogic

Comparable property sales

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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
42 DOBSON WAY, WARRNAMBOOL VIC 3280	\$875,000	02/04/2020
76 DOBSON WAY, WARRNAMBOOL VIC 3280	\$800,000	24/02/2021
10 DOBSON WAY, WARRNAMBOOL VIC 3280	\$795,000	16/10/2019

This Statement of Information was prepared on: 20/02/2021