

# 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 2/6 Toal Drive, 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 \$335,000

### Median sale price

Median price \$290,000 Property Type Townhouse Suburb Warrnambool (3280)

Period - From 01/10/2019 to 30/09/2020 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 |
|--|-----------|--------------|
| 2/8 TOAL DRIVE, WARRNAMBOOL VIC 3280   | \$317,500 | 09/11/2019   |
| 1/15 WHITES ROAD, WARRNAMBOOL VIC 3280 | \$320,000 | 23/08/2019   |
| 3/9 KIELLI DRIVE, WARRNAMBOOL VIC 3280 | \$330,000 | 20/07/2020   |

This Statement of Information was prepared on: 28/10/2020