

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 10 Orchid Avenue, Warrnambool, VIC 3280

Indicative selling price

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

Single Price \$429,000

Median sale price

Median price \$404,500 Property Type House Suburb Warrnambool (3280)

Period - From 01/02/2020 to 31/01/2021 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
15 MANNERIM AVENUE, WARRNAMBOOL VIC 3280	\$427,500	07/11/2020
11 MACLAND DRIVE, WARRNAMBOOL VIC 3280	\$429,000	10/10/2020
8 MONTEREY COURT, WARRNAMBOOL VIC 3280	\$421,000	12/09/2020

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