

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 2/31 Heazlewood Road, Warrnambool West, 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 \$399,000

### Median sale price

Median price \$394,990 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 two kilometres of the property for sale in the last six 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
2/9 KATYA COURT, WARRNAMBOOL VIC 3280	\$410,000	09/01/2020
16 THACKERAY DRIVE, WARRNAMBOOL VIC 3280	\$450,000	17/07/2020
3 NEWFIELD PLACE, WARRNAMBOOL VIC 3280	\$408,000	05/11/2020

This Statement of Information was prepared on: 05/02/2021