

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 5/19 Nayler, Warrnambool, VIC 3280

Indicative selling price

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

Single Price \$360,000

Median sale price

Median price \$325,000 Property Type Townhouse Suburb Warrnambool (3280)

Period - From 01/05/2020 to 30/04/2021 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
9 FESTUCA COURT, DENNINGTON VIC 3280	\$387,000	14/11/2020
1/18 AITKINS ROAD, WARRNAMBOOL VIC 3280	\$395,000	30/10/2020
8 Hassett Lane, Warrnambool	\$370,000	04/11/2020

This Statement of Information was prepared on: 21/05/2021