

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 82 Donovans Road, Warrnambool, VIC 3280

Indicative selling price

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

Price Range

\$420,000

&

\$460,000

Median sale price

Median price

\$441,000

Property Type

House

Suburb

Warrnambool (3280)

Period - From

01/08/2020

to

31/07/2021

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
28 ST JAMES CRESCENT, WARRNAMBOOL VIC 3280	\$440,000	15/05/2021
13 ST JAMES CRESCENT, WARRNAMBOOL VIC 3280	\$487,000	14/04/2021
89 MORTLAKE ROAD, WARRNAMBOOL VIC 3280	\$435,000	29/04/2021

This Statement of Information was prepared on: 27/08/2021