

# 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 126 Laverock Road, 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 \$535,000

### Median sale price

Median price \$450,000 Property Type House Suburb Warrnambool (3280)

Period - From 01/10/2020 to 30/09/2021 Source RP Data

### 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
217 MORRISS ROAD, WARRNAMBOOL VIC 3280	\$521,500	03/05/2021
13 TULSA CLOSE, WARRNAMBOOL VIC 3280	\$579,900	16/08/2021
33 MOONAH STREET, WARRNAMBOOL VIC 3280	\$570,000	02/10/2021

This Statement of Information was prepared on: 16/10/2021