



STATEMENT OF INFORMATION

20 BOILING DOWN ROAD, WARRNAMBOOL, VIC 3280

PREPARED BY CAROL BAULCH, PROPERTY WORLD WARRNAMBOOL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 BOILING DOWN ROAD,

 3  2  2

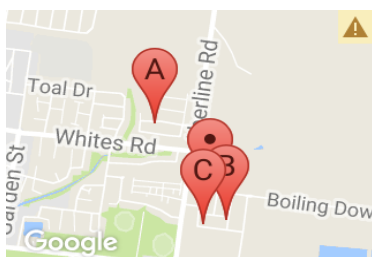
Indicative Selling Price

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

Single Price: \$399,000

Provided by: Carol Baulch, Property World Warrnambool

MEDIAN SALE PRICE



WARRNAMBOOL, VIC, 3280

Suburb Median Sale Price (House)

\$330,000

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



25 RAWLINGS DR, WARRNAMBOOL, VIC 3280

 3  2  2

Sale Price

***\$395,000**

Sale Date: 11/08/2017

Distance from Property: 613m



5 GAVIN ST, WARRNAMBOOL, VIC 3280

 3  2  2

Sale Price

\$410,500

Sale Date: 10/07/2017

Distance from Property: 215m



1 QUARRY RD, WARRNAMBOOL, VIC 3280

 3  2  2

Sale Price

\$360,000

Sale Date: 12/07/2016

Distance from Property: 227m



This report has been compiled on 16/02/2018 by Property World Warrnambool. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 BOILING DOWN ROAD, WARRNAMBOOL, VIC 3280

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$330,000

House

Unit

Suburb

WARRNAMBOOL

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
25 RAWLINGS DR, WARRNAMBOOL, VIC 3280	*\$395,000	11/08/2017
5 GAVIN ST, WARRNAMBOOL, VIC 3280	\$410,500	10/07/2017
1 QUARRY RD, WARRNAMBOOL, VIC 3280	\$360,000	12/07/2016