



## STATEMENT OF INFORMATION

17 SUNDALE ROAD, WARRNAMBOOL, VIC 3280

PREPARED BY CAROL BAULCH, PROPERTY WORLD WARRNAMBOOL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 SUNDALE ROAD, WARRNAMBOOL, VIC**  4  2  4

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$679,000**

Provided by: Carol Baulch, Property World Warrnambool

## MEDIAN SALE PRICE



**WARRNAMBOOL, VIC, 3280**

Suburb Median Sale Price (House)

**\$330,000**

01 April 2017 to 31 March 2018

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.



**18 FLINDERS ST, WARRNAMBOOL, VIC 3280**  5  2  3

Sale Price

**\$670,000**

Sale Date: 10/03/2017

Distance from Property: 1.1km



**2 GRANGE RD, WARRNAMBOOL, VIC 3280**  5  2  3

Sale Price

**\$649,900**

Sale Date: 18/01/2017

Distance from Property: 916m



**9 RECREATION DR, WARRNAMBOOL, VIC 3280**  4  2  3

Sale Price

**\$640,000**

Sale Date: 29/11/2017

Distance from Property: 2.2km



This report has been compiled on 05/05/2018 by Property World Warrnambool. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

17 SUNDALE 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: \$679,000

### Median sale price

Median price

\$330,000

House

Unit

Suburb

WARRNAMBOOL

Period

01 April 2017 to 31 March 2018

Source



### 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
18 FLINDERS ST, WARRNAMBOOL, VIC 3280	\$670,000	10/03/2017
2 GRANGE RD, WARRNAMBOOL, VIC 3280	\$649,900	18/01/2017
9 RECREATION DR, WARRNAMBOOL, VIC 3280	\$640,000	29/11/2017