

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

88 Hyland Street Warrnambool VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,900

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

 Property type

House

 Suburb

Warrnambool

Period-from

01 Jun 2020

 to

31 May 2021

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
14 Walter Crescent Warrnambool VIC 3280	\$390,000	10-Dec-20
181 Kepler Street Warrnambool VIC 3280	\$400,000	23-Jan-21
506 Raglan Parade Warrnambool VIC 3280	\$385,000	29-Oct-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 June 2021



14 Walter Crescent Warrnambool VIC 3280

2 1 1

Sold Price

\$390,000

Sold Date **10-Dec-20**

Distance **0.5km**



181 Kepler Street Warrnambool VIC 3280

2 1 1

Sold Price

^{RS} **\$400,000**

Sold Date **23-Jan-21**

Distance **1.01km**



506 Raglan Parade Warrnambool VIC 3280

2 1 1

Sold Price

\$385,000

Sold Date **29-Oct-20**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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