

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

3 BENSON DRIVE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Warrnambool

Period-from

01 Jul 2021

to

30 Jun 2022

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

| | | |
|---|-----------|-----------|
| 193 HARRINGTON ROAD DENNINGTON VIC 3280 | \$640,000 | 03-Feb-22 |
| 12 OMALLEY DRIVE DENNINGTON VIC 3280 | - | 25-May-22 |
| 200 COGHLANS ROAD DENNINGTON VIC 3280 | - | 16-Jun-22 |

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: 11 July 2022



**193 HARRINGTON ROAD
DENNINGTON VIC 3280**

3 2 2

Sold Price **\$640,000** Sold Date **03-Feb-22**

Distance **2.14km**



**12 OMALLEY DRIVE DENNINGTON
VIC 3280**

3 2 2

Sold Price

^{RS} - ^{UN}

Sold Date **25-May-22**

Distance **2.53km**



**200 COGHLANS ROAD
DENNINGTON VIC 3280**

3 2 2

Sold Price

Sold Date **16-Jun-22**

Distance **2.74km**

RS = Recent sale

UN = Undisclosed Sale

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