



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Wirilda Trail, WARRNAMBOOL 3280

House



4 beds



3 baths



1 parking

### Indicative selling price

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

**Single price \$649,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jun 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$327,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**15 Wirilda Trail,**  
Warrnambool 3280

Price **\$640,000** Sold 24  
April 2018

**1 Wirilda Trail,**  
Warrnambool 3280

Price **\$457,000** Sold 17  
February 2017

**32 Manuka Drive,**  
Warrnambool 3280

Price **\$530,000** Sold 20 April  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Warrnambool

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### Contact agents



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**Stockdale  
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