



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**171 Merrivale Drive,  
WARRNAMBOOL 3280**

House



3 beds



1 baths



2 parking

Stockdale & Leggo

### Indicative selling price

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

**Single price \$279,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2016 - Jun 2017**

Sourced from **PRICEFINDER**.

**\$325,000**

### Comparable property sales

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

**48 Davis Street,**  
Warrnambool 3280

Price **\$270,000** Sold 06  
March 2017

**75 Landmann Street,**  
Warrnambool 3280

Price **\$296,000** Sold 05  
April 2017

**75 McMeekin Road,**  
Warrnambool 3280

Price **\$300,000** Sold 28  
August 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.

### Contact agents



**Matthew Northeast**  
Stockdale & Leggo

03 5561 4444

[matt@nsirealestate.com.au](mailto:matt@nsirealestate.com.au)

**Stockdale  
& Leggo**