



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**276 Lava Street,  
WARRNAMBOOL 3280**

House



6 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$678,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Oct 2016 - Oct 2017**

Sourced from **Pricefinder**.

**\$325,000**

### 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.

**290 Timor Street,**  
Warrnambool 3280

Price **\$765,000** Sold 09 June  
2016

**15 Swinton Street,**  
Warrnambool 3280

Price **\$750,000** Sold 21 July  
2017

**285 Timor Street,**  
Warrnambool 3280

Price **\$780,000** Sold 16  
August 2016

### 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.

#### Ray White Warrnambool

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#### Contact agents



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