



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 171 Merrivale Drive, WARRNAMBOOL 3280

House



3 beds



1 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 \$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

### Contact agents

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**Stockdale  
& Leggo**

**Stockdale & Leggo  
Warrnambool**

128 Lava Street,  
Warrnambool VIC 3280

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.