

9 Sheville Grove, Warrnambool Vic 3280

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Rooms:
Property Type: House
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$220,000 - \$229,000
Median House Price
March quarter 2017: \$374,700

Comparable Properties



197 Raglan Pde WARRNAMBOOL 3280 (VG) **Agent Comments**

4 - -

Price: \$295,000
Method: Sale
Date: 20/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 670 sqm approx



9 Sheville Gr WARRNAMBOOL 3280 (REI/VG) **Agent Comments**

3 2 2

Price: \$207,000
Method: Private Sale
Date: 15/07/2014
Rooms: 5
Property Type: House
Land Size: 562 sqm approx

1 Wanstead St WARRNAMBOOL 3280 (VG) **Agent Comments**

3 - -

Price: \$203,000
Method: Sale
Date: 13/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Sheville Grove, Warrnambool Vic 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$220,000 & \$229,000

Median sale price

Median price \$374,700 House X Suburb Warrnambool

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
197 Raglan Pde WARRNAMBOOL 3280	\$295,000	20/02/2017
9 Sheville Gr WARRNAMBOOL 3280	\$207,000	15/07/2014
1 Wanstead St WARRNAMBOOL 3280	\$203,000	13/02/2017