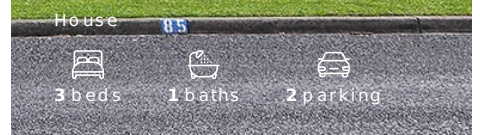




## Statement of Information

Sections 47AF of the Estate Agents Act 1980

85 Queens Road,  
WARRNAMBOOL 3280



### Indicative selling price

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

**Single price \$339,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$327,000**

### 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.

**79 Queens Road,**  
Warrnambool 3280

Price **\$305,000** Sold 05  
September 2016

**23 Dooley Street,**  
Warrnambool 3280

Price **\$315,000** Sold 01  
December 2016

**33 St. James Crescent,**  
Warrnambool 3280

Price **\$329,000** Sold 12 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.

### Contact agents



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**Stockdale  
& Leggo**