

## House Offered for Sale

86 Simpson Street Warrnambool VIC 3280

 4  2  2

## Indicative Selling Price

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

\$569,000

## Median Sale Price

\$319,500 Houses in Warrnambool between May 2016 - Apr 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**8 Lynden Grove Warrnambool VIC 3280**

 4  2  2

Sold Price

**\$830,000**

Sold Date

**12-Sep-16**

Distance

**0.54km**



**39 Gateway Road Warrnambool VIC 3280**

 4  2  2

Sold Price

**\$357,000**

Sold Date

**20-Jan-17**

Distance

**0.94km**



**24 Murdoch Avenue Warrnambool VIC 3280**

 4  2  2

Sold Price

**\$539,000**

Sold Date

**10-Nov-16**

Distance

**1.31km**

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