



Statement of Information

Sections 47AF of the Estate Agents Act 1980

96 Banyan Street, WARRNAMBOOL 3280

House



4 beds



2 baths



3 parking

Indicative selling price

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

Single price \$685,000

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.

2 Nelson Street, Warrnambool 3280	Price \$670,000 Sold 23 June 2017
6 Nelson Street, Warrnambool 3280	Price \$650,000 Sold 20 December 2016
10 Nelson Street, Warrnambool 3280	Price \$800,000 Sold 07 November 2016

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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