



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**184 Morriss Road,
WARRNAMBOOL 3280**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Single price \$395,000

Median sale price

Median **House** for **WARRNAMBOOL** for period **Sep 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$330,000

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.

209 Morriss Road,
Warrnambool 3280

Price **\$382,000** Sold 20 March 2017

12 Nicolls Drive,
Warrnambool 3280

Price **\$385,000** Sold 27 January 2017

4 Coghlan Road,
Warrnambool 3280

Price **\$412,000** Sold 16 May 2016

Contact agents

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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.