



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Connemara 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](http://consumer.vic.gov.au/underquoting)

## Single price \$429,000

### Median sale price

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

Sourced from **Pricefinder**.

## \$329,990

### 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.

**39 Couch Street,**  
Warrnambool 3280

Price **\$393,500** Sold 20  
October 2017

**7 Orchid Avenue,**  
Warrnambool 3280

Price **\$410,000** Sold 14  
September 2017

**15 McKenna Place,**  
Warrnambool 3280

Price **\$426,000** Sold 08  
September 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