

Statement of Information

Sections 47AF of the Estate Agents Act 1980

118 Botanic 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

Range from \$440,000 - \$480,000

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 five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.


8 Manifold Street, Price **\$485,000** Sold 28 February 2017
Warrnambool 3280

15 Manifold Street, Price **\$472,000** Sold 23 December 2016
Warrnambool 3280

65 Canterbury Road, Price **\$500,000** Sold 03 November 2016
Warrnambool 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.

Contact agents

 **Fergus Torpy**
Ray White

0428 627 161
fergus.torpy@raywhite.com



Ray White Warrnambool

64 Banyan Street,
Warrnambool VIC 3280