



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/67 Coulstock Street,  
WARRNAMBOOL 3280**

### Indicative selling price

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

**Single price \$205,000**

### Median sale price

Median **Unit** for **WARRNAMBOOL** for period **Jan 2018 - Jan 2019**

Sourced from **Pricefinder**.

**\$240,000**

### 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.

**2/430 Raglan Parade,**  
Warrnambool 3280

**Price \$180,000** Sold 24  
August 2018

**1/151 Coulstock Street,**  
Warrnambool 3280

**Price \$215,000** Sold 08  
February 2018

**1/430 Raglan Parade,**  
Warrnambool 3280

**Price \$160,000** Sold 07  
August 2018

### 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.

Unit



2 beds



1 baths



1 parking

**Stockdale & Leggo  
Warrnambool**

128 Lava Street,  
Warrnambool VIC 3280

### Contact agents



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**Stockdale  
& Leggo**