



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**39 Couch Street,
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 \$409,000

Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2016 - Jun 2017**

Sourced from **PRICEFINDER**.

\$326,000

Comparable property sales

These are the three properties sold within two kilometres 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.

1 Warroon Court,
Warrnambool 3280

Price **\$400,000** Sold 03 April 2017

81 Whites Road,
Warrnambool 3280

Price **\$399,000** Sold 04 May 2016

7 Casino Court,
Warrnambool 3280

Price **\$415,000** Sold 24 January 2017

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

 **Matthew Northeast**
Stockdale & Leggo

03 5561 4444

matt@nslrealstate.com.au

**Stockdale
& Leggo**

**Stockdale & Leggo
Warrnambool**

128 Lava Street,
Warrnambool VIC 3280