

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**10 Drew 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 \$129,000**

### Median sale price

Median **Vacant Land** for **WARRNAMBOOL** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$149,990**

### 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.

**5 WARBURTON WAY,  
WARRNAMBOOL 3280**

Price **\$125,000** Sold 19  
March 2018

**26 VICKERS DRIVE,  
WARRNAMBOOL 3280**

Price **\$120,000** Sold 09 July  
2018

**71 MORRIS ROAD,  
WARRNAMBOOL 3280**

Price **\$130,000** Sold 22 May  
2019

This Statement of Information was prepared on 26th Sep 2019

### 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.

### Stockdale & Leggo Warrnambool

128 Lava Street,  
Warrnambool VIC 3280

### Contact agents



**Phil Gray**  
Stockdale & Leggo

03 5561 4444  
0455 039 343  
[phil.gray@nslrealstate.com.au](mailto:phil.gray@nslrealstate.com.au)

**Stockdale  
& Leggo**