



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**345 Timor 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 \$695,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jan 2017 - Jan 2018**

Sourced from **PRICE FINDER**.

**\$329,000**

### 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.

**5 Victoria Street,**  
Warrnambool 3280

**Price \$680,000** Sold 17  
January 2018

**24 Foster Street,**  
Warrnambool 3280

**Price \$735,000** Sold 30  
November 2017

**2 Nelson Street,**  
Port Fairy 3280

**Price \$675,000** Sold 02 June  
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 PRICE FINDER.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Port Fairy

Shop 2/54 Sackville Street,  
Port Fairy VIC 3284

### Contact agents



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Stockdale & Leggo

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& Leggo**