

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 21 Garden Street, WARRNAMBOOL 3280

### Indicative selling price

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

**Range \$230,000 - \$249,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Apr 2016 - Apr 2017**

Sourced from **Pricefinder**.

**\$320,000**

### 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 Garden Street,**  
Warrnambool 3280

**Price \$273,500** Sold 10  
December 2016

**27 Garden Street,**  
Warrnambool 3280

**Price \$255,500** Sold 08 June  
2017

**76 Garden Street,**  
Warrnambool 3280

**Price \$244,000** Sold 24  
October 2016

### 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.

House

3 beds

1 baths

1 parking

### Contact agents



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