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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Pecten Avenue Warrnambool VIC 3280

 3  1  1

## Indicative Selling Price

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

Single Price \$259,900

## Median Sale Price

\$350,000 Houses in Warrnambool between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## 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 most comparable to the property for sale.



**56 Beamish Street Warrnambool VIC 3280**

 3  1  2

Sold Price

**\$277,500**

Sold Date

**23-May-18**

Distance

**0.28km**



**13 Parker Street Warrnambool VIC 3280**

 3  1  1

Sold Price

**\$275,000**

Sold Date

**20-Nov-18**

Distance

**0.79km**



**20 Langley Street Warrnambool VIC 3280**

 3  1  1

Sold Price

**\$265,000**

Sold Date

**10-Aug-18**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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