



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**65 Balmoral Road,  
WARRNAMBOOL 3280**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$435,000**

### Median sale price

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

Sourced from **PRICEFINDER**.

**\$329,000**

### 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.

**3 Rockview Court,**  
Warrnambool 3280

**Price \$435,000** Sold 24  
January 2018

**84 Balmoral Road,**  
Warrnambool 3280

**Price \$385,000** Sold 15  
January 2018

**39 Couch Street,**  
Warrnambool 3280

**Price \$393,500** Sold 17  
October 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 PRICEFINDER.

### Stockdale & Leggo Warrnambool

128 Lava Street,  
Warrnambool VIC 3280

### Contact agents



**Matthew Northeast**  
Stockdale & Leggo

03 5561 4444

[matt@nslrealstate.com.au](mailto:matt@nslrealstate.com.au)

**Stockdale  
& Leggo**