

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 326 RAGLAN PARADE, WARRNAMBOOL, VIC 3280

### Indicative selling price


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

Price Range:

\$285,000

### Median sale price

Median price \$325,000 House ☒ Unit ☐ Suburb WARRNAMBOOL

Period 01 October 2016 to 30 September 2017 Source 

### 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.

Address of comparable property	Price	Date of sale
9 WANSTEAD ST, WARRNAMBOOL, VIC 3280	Price Withheld	30/11/2017
26 ILEX AVE, WARRNAMBOOL, VIC 3280	Price Withheld	12/11/2017
1 PARK ST, WARRNAMBOOL, VIC 3280	Price Withheld	18/10/2017