



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Carolyn Crescent, WARRNAMBOOL 3280

House



3 beds



1 baths



4 parking

## Indicative selling price

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

**Range \$310,000 - \$330,000**

## Median sale price

Median **House** for **WARRNAMBOOL** for period **Aug 2017 - Aug 2017**

Sourced from **Pricefinder**.

**\$352,000**

## 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.

**28 Carolyn Crescent,**  
Warrnambool 3280

Price **\$285,000** Sold 01  
November 2016

**16 Carolyn Crescent,**  
Warrnambool 3280

Price **\$320,000** Sold 08 May  
2017

**7 Pecten Avenue,**  
Warrnambool 3280

Price **\$315,000** Sold 18 May  
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.

## Contact agents



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