



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**113 Aberline Road,  
WARRNAMBOOL 3280**

### Indicative selling price

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

**Single price \$445,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jan 2019 - Apr 2019**

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.

**5 Wares Road,**  
Warrnambool 3280

**Price \$427,500** Sold 08  
March 2019

**31 Toal Drive,**  
Warrnambool 3280

**Price \$440,000** Sold 12  
December 2018

**2 Drew Street,**  
Warrnambool 3280

**Price \$440,000** Sold 17  
January 2019

### 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

4 beds

2 baths

2 parking

**Stockdale & Leggo  
Warrnambool**

128 Lava Street,  
Warrnambool VIC 3280

### Contact agents



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**Stockdale  
& Leggo**