



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 Molyneaux Street, WARRACKNABEAL 3393

House

3 beds

1 baths

## Indicative selling price

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

**Single price \$179,000**

## Median sale price

Median **House** for **Warracknabeal** for period **Apr 2018 - Apr 2018**

Sourced from **Corelogic**.

**\$105,000**

## 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.

**58 Lyle Street,**  
Warracknabeal 3393

**Price \$135,000** Sold 29 May  
2018

**46-48 Woolcock Street,**  
Warracknabeal 3393

**Price \$165,000** Sold 19 April  
2018

No other comparable sales

## 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 Corelogic.

## Elders Rural Services Australia Ltd

30 Scott Street,  
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## Contact agents



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