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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

161 Merrivale Drive Warrnambool VIC 3280

 3  2  -

## Indicative Selling Price

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

Single Price \$319,990

## Median Sale Price

\$337,750 Houses in Warrnambool between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**9 Calder Court Warrnambool VIC 3280**

 3  2  2

Sold Price

**\$339,900**

Sold Date

**03-Jul-17**

Distance

**1.34km**



**19 Vickers Drive Warrnambool VIC 3280**

 3  2  2

Sold Price

**\$350,000**

Sold Date

**14-Feb-18**

Distance

**2.18km**



**104 Laverock Road Warrnambool VIC 3280**

 3  2  3

Sold Price

**\$330,000**

Sold Date

**24-Apr-17**

Distance

**2.29km**

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**147 Morriss Road Warrnambool VIC 3280** Sold Price **\$322,500** Sold Date **24-Jul-18**

 3  2  2

Distance **2.33km**

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