

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Nelson Street,  
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 \$665,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$345,000**

### 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.

**96 Banyan Street,**  
Warrnambool 3280

Price **\$621,000** Sold 16 April  
2018

**56 Barkly Street,**  
Warrnambool 3280

Price **\$700,000** Sold 28  
March 2018

**82 Skene Street,**  
Warrnambool 3280

Price **\$800,000** Sold 03 July  
2018

### 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



**Justin Allen**  
Stockdale & Leggo

03 5561 4444  
0418254817

[justin@nsirealestate.com.au](mailto:justin@nsirealestate.com.au)

**Stockdale  
& Leggo**