



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2 / 21 Duirs 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 \$375,000**

### Median sale price

Median **Unit** for **WARRNAMBOOL** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$255,000**

### 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.

**2/5 Willow Tree Lane,**  
Warrnambool 3280

**Price \$345,500** Sold 19  
December 2018

**1/62 Kerr Street,**  
Warrnambool 3280

**Price \$325,000** Sold 17  
January 2019

**1/5 Willow Tree Lane,**  
Warrnambool 3280

**Price \$325,000** Sold 17  
January 2019

This Statement of Information was prepared on 26th Sep 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.

Unit



**3 beds**



**1 baths**



**2 parking**

**Stockdale & Leggo  
Warrnambool**

128 Lava Street,  
Warrnambool VIC 3280

### Contact agents



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**Stockdale  
& Leggo**