



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 St James Crescent,
WARRNAMBOOL 3280**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$379,900

Median sale price

Median **House** for **WARRNAMBOOL** for period **Jan 2017 - Jan 2018**

Sourced from **Pricefinder**.

\$330,000

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.

36 St James Crescent,
Warrnambool 3280

Price \$355,000 Sold 14
September 2017

59 Cramer Street,
Warrnambool 3280

Price \$375,000 Sold 06
January 2017

37 St James Crescent,
Warrnambool 3280

Price \$360,000 Sold 06
December 2017

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



1 parking

**Stockdale & Leggo
Warrnambool**

128 Lava Street,
Warrnambool VIC 3280

Contact agents



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**Stockdale
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