



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Trotters Lane, CUDGEE 3265

House

4 beds

2 baths

4 parking

## Indicative selling price

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

# Single price \$815,000

## Median sale price

Median **House** for **CUDGEE** for period **Sep 2017 - Sep 2018**

Sourced from **PRICEFINDER**.

# \$508,000

## Comparable property sales

These are the three properties sold within five kilo metres 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 Clara Court,**  
Woodford 3281

Price **\$800,000** Sold 08 June  
2018

**630 Hopkins Point Road,**  
Grassmere 3277

Price **\$700,000** Sold 10  
August 2018

**6 Clara Court,**  
Woodford 3281

Price **\$899,000** Sold 25  
September 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.

**Stockdale & Leggo**  
**Warrnambool**

128 Lava Street,  
Warrnambool VIC 3280

## Contact agents



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**Stockdale**  
**& Leggo**