



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**88 Nicholson Street,
WARRNAMBOOL 3280**

Indicative selling price

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

Single price \$459,000

Median sale price

Median **House** for **WARRNAMBOOL** for period **Jan 2018 - Jan 2019**

Sourced from **Pricefinder**.

\$345,000

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.

**250 Koroit Street,
Warrnambool 3280**

Price \$450,000 Sold 18
December 2018

**4 Harper Street,
Warrnambool 3280**

Price \$425,000 Sold 17 May
2018

**50 Nicholson Street,
Warrnambool 3280**

Price \$455,000 Sold 06
October 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

1 parking

**Stockdale & Leggo
Warrnambool**

128 Lava Street,
Warrnambool VIC 3280

Contact agents



Matthew Northeast
Stockdale & Leggo

03 5561 4444

matt@nsirealestate.com.au

**Stockdale
& Leggo**