

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Murdoch Avenue,  
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 \$435,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$326,000**

### 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.

**18 Murdoch Avenue,**  
Warrnambool 3280

**Price \$471,000** Sold 04 April  
2017

**14 Kielli Drive,**  
Warrnambool 3280

**Price \$415,000** Sold 12  
October 2017

**4 Wares Road,**  
Warrnambool 3280

**Price \$415,000** Sold 22  
August 2016

### 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



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**Stockdale  
& Leggo**