

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Derby Street,  
WARRNAMBOOL 3280**

House

2 beds

1 baths

1 parking

### Indicative selling price

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

**Single price \$319,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$327,000**

### 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.

**57 Jukes Street,**  
WARRNAMBOOL 3280

**Price \$293,000** Sold 23  
December 2016

**36 Eddington Street,**  
WARRNAMBOOL 3280

**Price \$305,000** Sold 06  
February 2018

**1 Park Street,**  
WARRNAMBOOL 3280

**Price \$335,000** Sold 10  
October 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.

### Stockdale & Leggo Warrnambool

128 Lava Street,  
Warrnambool VIC 3280

### Contact agents



**Matthew Northeast**  
Stockdale & Leggo

03 5561 4444

[matt@nsirealestate.com.au](mailto:matt@nsirealestate.com.au)

**Stockdale  
& Leggo**