

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**109 McGregors Road,  
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 \$350,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$352,250**

### 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.

**25 McKiernan Road,**  
Warrnambool 3280

Price **\$400,000** Sold 20  
January 2019

**17 Wesak Drive,**  
Warrnambool 3280

Price **\$400,000** Sold 12  
March 2019

**11 Marlee Court,**  
Warrnambool 3280

Price **\$355,800** Sold 19  
January 2018

This Statement of Information was prepared on 16th Sep 2019

### 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

### Ray White Warrnambool

64 Banyan Street,  
Warrnambool VIC 3280

### Contact agents



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