



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 11 McKellar Court, WARRNAMBOOL 3280

House

5 beds

4 baths

4 parking

## Indicative selling price

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

**Range \$599,000 - \$635,000**

## Median sale price

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

Sourced from **Pricefinder**.

**\$345,000**

## 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.

**40 Toal Drive,**  
Warrnambool 3280

**Price \$570,000** Sold 31  
October 2018

**5 McKenna Place,**  
Warrnambool 3280

**Price \$620,000** Sold 24  
October 2018

**8 Jenean Court,**  
Warrnambool 3280

**Price \$660,000** Sold 26  
September 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.

## Stockdale & Leggo Warrnambool

128 Lava Street,  
Warrnambool VIC 3280

## Contact agents



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**Stockdale  
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