



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**46 Kelp Street,  
WARRNAMBOOL 3280**

## Indicative selling price

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

**Range \$370,000 - \$407,000**

## Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$355,000**

## 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.

**41 Jamieson Street,**  
Warrnambool 3280

Price **\$406,000** Sold 09  
April 2018

**478 Raglan Parade,**  
Warrnambool 3280

Price **\$406,900** Sold 20  
November 2018

**47 Kerr Street,**  
Warrnambool 3280

Price **\$390,000** Sold 05  
November 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



3 beds



1 baths



1 parking

## Ray White Warrnambool

64 Banyan Street,  
Warrnambool VIC 3280

## Contact agents



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**RayWhite**