

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 32 Landmann Street, WARRNAMBOOL 3280

House

4 beds

3 baths

## Indicative selling price

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

**Range \$400,000 - \$419,000**

## Median sale price

Median **House** for **WARRNAMBOOL** for period **May 2017 - May 2017**

Sourced from **apm PRICEFINDER**.

**\$340,000**

## Comparable property sales

These are the three properties sold within two kilo metres 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.

**10 ashlee drive,**  
warrnambool 3280

Price **\$385,000** Sold 01  
February 2017

**3 cody place,**  
warrnambool 3280

Price **\$340,000** Sold 15  
December 2016

**64 merrivale drive,**  
warrnambool 3280

Price **\$422,500** Sold 23  
January 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 apm PRICEFINDER.

## Contact agents



**Justin Allen**  
Stockdale & Leggo

03 5561 4444  
0418254817

[justin@nslrealestate.com.au](mailto:justin@nslrealestate.com.au)