

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Marfell Road,  
WARRNAMBOOL 3280

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range from \$420,000 -  
\$459,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$325,000**

### 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 Hickford Parade,** Price **\$410,000** Sold 25 July 2017  
Warrnambool 3280

**7 Gladstone Street,** Price **\$435,000** Sold 08 March 2017  
Warrnambool 3280

**30 Hickford Parade,** Price **\$525,000** Sold 24 January 2017  
Warrnambool 3280

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.

### Contact agents

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