

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Lindsay Street,  
DENNINGTON 3280**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$270,000**

### Median sale price

Median **House** for **DENNINGTON** for period **Jan 2019 - Jul 2019**

Sourced from **Pricefinder**.

**\$355,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**169 Drummond Street,**  
Dennington 3280

Price **\$275,000** Sold 08 July  
2019

**24 Granter Street,**  
Warrnambool 3280

Price **\$255,000** Sold 30 April  
2019

**12 Bath Avenue,**  
Dennington 3280

Price **\$247,500** Sold 18  
March 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.

#### Ocean Road Realty

64 Kepler Street,  
Warrnambool VIC 3280

#### Contact agents



**Rodney Roberts**

03 5561 3353  
0419 038 868

[rodney@oceanroadrealty.com.au](mailto:rodney@oceanroadrealty.com.au)



**Mark Murphy**

03 55613353  
0401 947 722

[mark@oceanroadrealty.com.au](mailto:mark@oceanroadrealty.com.au)

