Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

3 Napthine Terrace, Warrnambool Vic 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$596,000

Median sale price

Median price \$323,795	Ηοι	use X	Unit		Suburb or locality	Warrnambool
Period - From 01/04/2018	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	71 Dobson Way WARRNAMBOOL 3280	\$589,000	22/12/2017
2	56 Nicholson St WARRNAMBOOL 3280	\$565,000	29/05/2017
3	96 Hickford Pde WARRNAMBOOL 3280	\$545,000	29/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

3 Napthine Terrace, Warrnambool Vic 3280

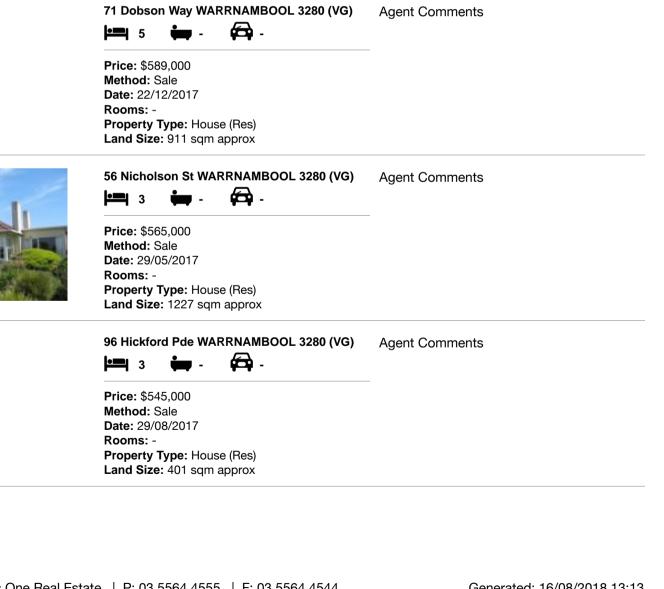




Rooms: Property Type: Land Land Size: 684 sqm approx Agent Comments

Indicative Selling Price \$596.000 **Median House Price** June guarter 2018: \$323,795

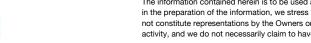
Comparable Properties



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