

19 Hibiscus Avenue, Warrnambool Vic 3280

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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$319,900  
**Median House Price**  
March quarter 2017: \$374,700

## Comparable Properties



**29 Vickers Dr WARRNAMBOOL 3280 (REI)**

**Agent Comments**

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**Price:** \$355,000  
**Method:** Auction Sale  
**Date:** 28/06/2017  
**Rooms:** 4  
**Property Type:** House



**110 Woodend Rd WARRNAMBOOL 3280 (REI)**

**Agent Comments**

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**Price:** \$333,500  
**Method:** Auction Sale  
**Date:** 02/06/2017  
**Rooms:** -  
**Property Type:** House

**16 Carolyn Cr WARRNAMBOOL 3280 (VG)**

**Agent Comments**

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**Price:** \$320,000  
**Method:** Sale  
**Date:** 24/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 779 sqm approx

## Statement of Information

# 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 and postcode

19 Hibiscus Avenue, Warrnambool Vic 3280

### Indicative selling price

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

Single price \$319,900

### Median sale price

Median price \$374,700

House X

Suburb or locality Warrnambool

Period - From 01/01/2017 to 31/03/2017

Source REIV

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 Vickers Dr WARRNAMBOOL 3280	\$355,000	28/06/2017
110 Woodend Rd WARRNAMBOOL 3280	\$333,500	02/06/2017
16 Carolyn Cr WARRNAMBOOL 3280	\$320,000	24/04/2017