138 Rooneys Road, Warrnambool Vic 3280





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 694 sqm Agent Comments Daniel Roberts 03 55644555 0431767855 daniel@robertsone.com.au

Indicative Selling Price \$270,000 - \$279,000 Median House Price March quarter 2017: \$374,700

Comparable Properties



110 Woodend Rd WARRNAMBOOL 3280 (REI) Agent Comments



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

140 Rooneys Rd WARRNAMBOOL 3280 (VG) Agent Comments



Price: \$300,000 Method: Sale Date: 25/02/2017 Rooms: -Property Type: House (Res) Land Size: 556 sqm



138 Rooneys Rd WARRNAMBOOL 3280 (VG) Agent Comments



Price: \$252,000 Method: Sale Date: 20/11/2009 Rooms: -Property Type: House (Previously Occupied -Detached) Land Size: 694 sqm

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

138 Rooneys Road, Warrnambool Vic 3280

Indicative selling price

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

Range betweer	\$270,000		&	\$279,000	
Median sale pr	ice				
Median price	\$374,700	House	х	Subur	o Warrnambool
Period - From	01/01/2017	to 31/03	3/2017	Source REI	IV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
110 Woodend Rd WARRNAMBOOL 3280	\$333,500	02/06/2017
140 Rooneys Rd WARRNAMBOOL 3280	\$300,000	25/02/2017
138 Rooneys Rd WARRNAMBOOL 3280	\$252,000	20/11/2009

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