



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Dunvegan Court, WARRNAMBOOL 3280

House



4 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 \$599,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2017 - Jan 2018**

Sourced from **Pricefinder**.

**\$330,000**

### 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.

**21 Dunvegan Court,**  
Warrnambool 3280

Price **\$480,000** Sold 22  
March 2017

**51 Dobson Way,**  
Warrnambool 3280

Price **\$485,000** Sold 01  
December 2017

**42 Dobson Way,**  
Warrnambool 3280

Price **\$810,000** Sold 19 May  
2017

### 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



**Ann Johnson**

03 556 13353  
6140 7352069

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

