



Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Lutana Grove, WARRNAMBOOL 3280

House



3 beds



2 baths



1 parking

Indicative selling price

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

Range \$340,000 - \$370,000

Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2018 - Jun 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.

21 Fiscalini Drive,
Warrnambool 3280

Price **\$355,000** Sold 22
October 2018

2 Corrigan Street,
Warrnambool 3280

Price **\$367,000** Sold 21
November 2018

5 Megan Court,
Warrnambool 3280

Price **\$349,000** Sold 07
August 2018

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.

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