



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**40 Saltau Street,  
WARRNAMBOOL 3280**

House

3 beds

1 baths

1 parking

### Indicative selling price

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

**Range \$296,000 - \$325,000**

### 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.

**14 Saltau Street,**  
Warrnambool 3280

Price **\$325,000** Sold 21  
March 2019

**11 Nayler Crescent,**  
Warrnambool 3280

Price **\$327,000** Sold 09  
October 2018

**22 Saltau Street,**  
Warrnambool 3280

Price **\$309,000** Sold 28  
August 2018

This Statement of Information was prepared on 19th Sep 2019

### 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.

### Ray White Warrnambool

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### Contact agents



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