



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Clyde Crescent, 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 \$275,000 - \$295,000**

### Median sale price

Median **House** for **WARRNAMBOOL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$354,000**

### 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.

**60 Aitkins Road,**  
Warrnambool 3280

Price **\$295,000** Sold 23  
October 2018

**68 Aitkins Road,**  
Warrnambool 3280

Price **\$310,000** Sold 20 May  
2019

**38 Aitkins Road,**  
Warrnambool 3280

Price **\$285,500** Sold 26 April  
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

64 Banyan Street,  
Warrnambool VIC 3280

### Contact agents



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**RayWhite**