

Statement of Information

Ludeman Real Estate P/L

122 Liebig Street, Warrnambool 3280

Telephone (03) 5561 2111

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

Unit 7/1 Derby Street, Warrnambool 3280

Indicative selling price

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

Price Range: \$309,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$248,950.00

*House

*Unit

Suburb or locality WARRNAMBOOL

Period - From 01/01/2018 to 01/04/2018

Source



Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/21 Allan Street, Warrnambool 3280	\$327,000.00	16/03/2018
1/124 Mortlake Road, Warrnambool 3280	\$287,500.00	22/03/2018
25 Napier Place, Warrnambool 3280	\$285,000.00	13/03/2018