

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

7 Battarbee Street, Warrnambool 3280

Indicative selling price

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

Price Range: \$409,000.00 - \$449,000.00

Median sale price

(*Delete house or unit as applicable)

Median price

\$339,450.00

*House

X

*Unit

Suburb
or locality

WARRNAMBOOL

Period - From

01/07/2017

to

30/06/2018

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
28 Wangoom Road, Warrnambool 3280	\$429,500.00	25/05/2018
12 Carramar Crescent, Warrnambool 3280	\$376,000.00	03/04/2018
3 Huntingfield Drive, Warrnambool 3280	\$405,000.00	19/03/2018