

## 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

26 Fairway Crescent, Warrnambool 3280

### Indicative selling price

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

Price Range: \$450,000.00 to \$470,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$339,950.00

\*House

☒

\*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
5 Tara Street, Warrnambool 3280	\$440,000.00	21/05/2018
65 Balmoral Road, Warrnambool 3280	\$430,000.00	17/05/2018
20 Dennington Rise, Dennington 3280	\$382,500.00	25/10/2017