

## 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

35 Kruger Street, 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: \$375,000.00 to \$390,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price \$342,500.00

\*House

\*Unit

Suburb or locality WARRNAMBOOL

Period - From 01/10/2017 to 30/09/2018

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
24 Panorama Avenue, Warrnambool 3280	\$369,000.00	05/09/2018
66 Kerr Street, Warrnambool 3280	\$340,000.00	07/01/2018
50 Ryot Street, Warrnambool 3280	\$377,500.00	21/06/2017