

## HOUSE Offered for Sale

13 Membroy Way Warrnambool VIC 3280

 3  2  2

## Indicative Selling Price

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

Single Price \$385,000

## Median Sale Price

\$320,250 Houses in Warrnambool between Aug 2016 - Jul 2017

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 5 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.






**25 Mannerim Avenue Warrnambool VIC 3280** Sold Price **\$343,000** Sold Date **30-Jul-16**  
 4  2  2 Distance **0.05km**



**3 Windsor Court Warrnambool VIC 3280** Sold Price **\$390,000** Sold Date **05-Oct-16**  
 4  2  2 Distance **0.55km**



**2 Karana Drive Warrnambool VIC 3280** Sold Price **\$300,000** Sold Date **23-Aug-16**  
 4  2  2 Distance **0.32km**

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