

Harris Wood Real Estate  
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## Unit Offered for Sale

1/30 Caroville Drive Warrnambool VIC 3280

 2  1  1

## Indicative Selling Price

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

Single Price \$235,000

## Median Sale Price

\$249,000 Units in Warrnambool between May 2016 - Apr 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.



**2/31 Caroville Drive Warrnambool  
VIC 3280**

 2  1  1

Sold Price **\$237,500** Sold Date **01-Feb-16**

Distance **0.04km**



**1/24 Caroville Drive Warrnambool  
VIC 3280**

 2  2  1

Sold Price **\$227,000** Sold Date **20-Sep-16**

Distance **0.09km**



**1/29 Caroville Drive Warrnambool  
VIC 3280**

 2  1  1

Sold Price **\$242,000** Sold Date **12-Feb-16**

Distance **0.04km**

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