# **STATEMENT OF INFORMATION**

838 BALLAN-GREENDALE RD, GREENDALE, VIC 3341 PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980





Indicative Selling Price

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

Price Range:

740,000 to 800,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)



# **GREENDALE, VIC, 3341**

Suburb Median Sale Price (House)

\$537,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.





Sale Price \*\$655,000 Sale Date: 20/06/2017

Distance from Property: 81m



This report has been compiled on 11/12/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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# Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 838 BALLAN-GREENDALE RD, GREENDALE, VIC 3341

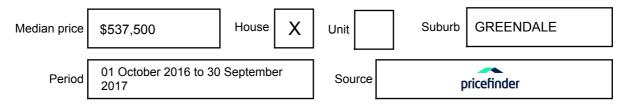
### Indicative selling price

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

Price Range:

740,000 to 800,000

### Median sale price



#### **Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
846 BALLAN-GREENDALE RD, GREENDALE, VIC 3341	*\$655,000	20/06/2017