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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

854 Ballan-Greendale Road Greendale VIC 3341

2 1 2

Indicative Selling Price

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

Single Price \$498,000

Median Sale Price

Important advice about the median sale price: When this Statement of information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980.

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.



822 Ballan-Greendale Road
Greendale VIC 3341

3 2 2

Sold Price **\$589,000** Sold Date **05-Jul-18**

Distance **0.37km**

79 Shuter Avenue Greendale VIC
3341

4 1

Sold Price **\$480,000** Sold Date **27-Nov-17**

Distance **1.43km**



29 La Cote Road Greendale VIC
3341

1 2 3

Sold Price **\$570,000** Sold Date **13-Jan-18**

Distance **1.55km**

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