

Vicky Vermeend 03 5330 0500 0491 300 501 vicky@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$350,000 - \$360,000 **Median House Price** Year ending March 2017: \$437,500



Rooms:

Property Type: House (Res) Land Size: 20234 sqm Agent Comments

Comparable Properties



1037 Glenelg Hwy SMYTHES CREEK 3351

(REI)

Method: Private Sale Date: 20/03/2017 Rooms: 4

Price: \$363,000

Property Type: House Land Size: 16188 sqm

101 Bull Inn Ct NINTINGBOOL 3351 (REI/VG)





Price: \$350.000 Method: Private Sale Date: 12/03/2016

Rooms: -

Property Type: House (Res) Land Size: 22200 sqm

44 Greenbank Ct HADDON 3351 (REI/VG)





Price: \$340,000 Method: Private Sale Date: 19/02/2016 Rooms: 4

Property Type: House Land Size: 20235 sqm

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	10 Andrew Drive, Haddon Vic 3351
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$350,000	&	\$360,000

Median sale price

Median price	\$437,500	Н	ouse X] ;	Suburb or loc	cality	Haddon
Period - From	01/04/2016	to	31/03/2017		Source	REI	′

Comparable property sales

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
1037 Glenelg Hwy SMYTHES CREEK 3351	\$363,000	20/03/2017
101 Bull Inn Ct NINTINGBOOL 3351	\$350,000	12/03/2016
44 Greenbank Ct HADDON 3351	\$340,000	19/02/2016





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