

10 Andrew Drive, Haddon Vic 3351



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**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)**

Agent Comments



**Price:** \$363,000

**Method:** Private Sale

**Date:** 20/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 16188 sqm

**101 Bull Inn Ct NINTINGBOOL 3351 (REI/VG)**

Agent Comments



**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)**

Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 19/02/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 20235 sqm

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Andrew Drive, Haddon Vic 3351

#### Indicative selling price

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

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

#### Median sale price

Median price \$437,500 House X Suburb or locality Haddon

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### 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   |