

Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 McMahon Drive,
BALLAN 3342

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range from \$ 425,000 - \$ 435,000

Median sale price

Median **House** for **BALLAN** for period **Apr 2016 - Apr 2017**
Sourced from **R P Data**.

\$ 379,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

18 McMahon Drive,
Ballan 3342

Price \$ 434,000 Sold 19 July 2016

127 Valentine Court,
Ballan 3342

Price \$ 427,500 Sold 23 August 2016

11 Sunline Court,
Ballan 3342

Price \$ 410,000 Sold 14 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from R P Data.

Contact agents



Andreana Donhardt
PRDnationwide

03 5329 4608
0417 876 985

andreanad@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350