

## **STATEMENT OF INFORMATION**

711 LOWE ROAD, BALLENDILLA, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

**STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



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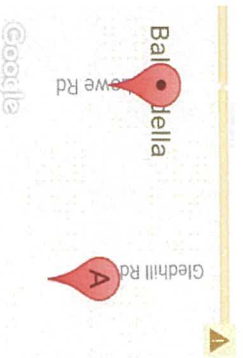
**711 LOWE ROAD, BALLENDELLA, VIC**

**Indicative Selling Price**

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

Price Range: **\$430,000 to \$473,000**

**MEDIAN SALE PRICE**



**BALLENDELLA, VIC, 3561**

Suburb Median Sale Price (House)

01 April 2017 to 31 March 2018

Provided by: pricerfinder

**COMPARABLE PROPERTIES**

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

**49 WARDEN LANE, BALLENDELLA, VIC 3561** 3 2 2

Sale Price

**\*\$155,000**

Sale Date: 15/12/2017

Distance from Property: 1.4km



This report has been compiled on 13/06/2018 by FP Nevins & Co Real Estate Pty Ltd, Property Data Solutions Pty Ltd 2018 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

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Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47A-F of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode


711 LOWE ROAD, BALLENDILLA, VIC 3561

**Indicative selling price**

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Price Range: \$430,000 to \$473,000

**Median sale price**

Median price	<input type="text"/>	House	<input checked="" type="checkbox"/>	Unit	<input type="text"/>	Suburb	BALLENDILLA
Period	01 April 2017 to 31 March 2018		Source				

**Comparable property sales**

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

Address of comparable property	Price	Date of sale
49 WARDEN LANE, BALLENDILLA, VIC 3561	*\$155,000	15/12/2017