

STATEMENT OF INFORMATION

822 BALLAN-GREENDALE ROAD, GREENDALE, VIC

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



822 BALLAN-GREENDALE ROAD,

3 2 3

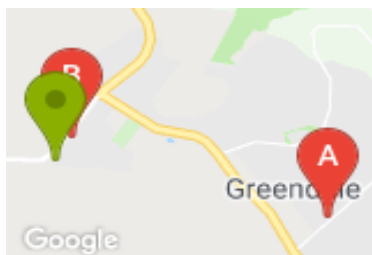
Indicative Selling Price

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

Price Range: 585,000 to 615,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



GREENDALE, VIC, 3341

Suburb Median Sale Price (House)

\$690,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



29 LA COTE RD, GREENDALE, VIC 3341

4 2 3

Sale Price

\$570,000

Sale Date: 13/01/2018

Distance from Property: 1.8km



838 BALLAN-GREENDALE RD, GREENDALE,

5 2 2

Sale Price

***\$710,000**

Sale Date: 06/03/2018

Distance from Property: 196m



This report has been compiled on 26/06/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

822 BALLAN-GREENDALE ROAD, GREENDALE, VIC

Indicative selling price

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

Price Range:

585,000 to 615,000

Median sale price

Median price

\$690,000

House

X

Unit


Suburb

GREENDALE

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
29 LA COTE RD, GREENDALE, VIC 3341	\$570,000	13/01/2018
838 BALLAN-GREENDALE RD, GREENDALE, VIC 3341	*\$710,000	06/03/2018