



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**397 Browns Road,  
DEREEL 3352**

### Indicative selling price

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

**Single price \$165,000**

### Median sale price

Median **House** for **DEREEL** for period **Mar 2017 - Mar 2018**

Sourced from **Price Finder**.

**\$70,000**

### Comparable property sales

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

**Berringa Road,  
BERRINGA**

**Price \$148,000** Sold 05  
January 2018

**297 Browns Road,  
DEREEL**

**Price \$157,500** Sold 08  
August 2017

**Lot 39 Bliss Road,  
DEREEL**

**Price \$105,000** Sold 27 April  
2018

### Additional Information

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 Price Finder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Chris Leonard**  
PRDnationwide

(03) 5331 1111  
0409 0409 23  
[chrisl@prdballarat.com.au](mailto:chrisl@prdballarat.com.au)



**Matthew Edwards**  
PRDnationwide

(03) 5331 1111  
0401 728 881  
[matthewe@prdballarat.com.au](mailto:matthewe@prdballarat.com.au)

