

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**446 Wilsons Road,
HADDON 3351**

Indicative selling price

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

Range \$645,000 - \$655,000

Median sale price

Median **House** for **HADDON** for period **Sep 2016 - Sep 2017**

Sourced from **Price Finder**.

\$410,000

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.

**83 Miners Hut Road,
HADDON**

Price \$617,500 Sold 23
August 2017

**21 Cynthia Court,
HADDON**

Price \$710,000 Sold 06
November 2017

**55 Billabong Road,
HADDON**

Price \$635,000 Sold 12 April
2016

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.

House



4 beds



2 baths



2 parking

Contact agents



Chris Leonard
PRDnationwide

(03) 5331 1111
0409 0409 23
chrisl@prdballarat.com.au



Matthew Edwards
PRDnationwide

(03) 5331 1111
0401 728 881
matthewe@prdballarat.com.au

