



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**10 Maxlyn Avenue,  
BALLARAT EAST 3350**

### Indicative selling price

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

**Single price \$350,000**

### Median sale price

Median **House** for **BALLARAT EAST** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$350,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**615 York Street,**  
Ballarat East 3350

**Price \$325,000** Sold 25  
October 2018

**409 Kline Street,**  
Canadian 3350

**Price \$360,000** Sold 26  
October 2018

**15 Balmoral Drive,**  
Ballarat East 3350

**Price \$369,000** Sold 17  
January 2019

This Statement of Information was prepared on 17th Sep 2019

### 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 Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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