



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 665 Smythesdale-Snake Valley Road, HILLCREST 3351

### Indicative selling price

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

**Range \$499,000 - \$539,000**

### Median sale price

Median **House** for **HILLCREST** for period **Jun 2017 - Jul 2018**

Sourced from **Price Finder & Realestate.com**.

**\$385,000**

### 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.

**223 Coates Road,**  
SNAKE VALLEY

Price **\$482,000** Sold 20 June 2018

**38 Back Cemetary Road,**  
CARNHAM

Price **\$535,000** Sold 16 July 2018

**238 Flagstaff Ridge Road,**  
LINTON

Price **\$420,000** Sold 05 July 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 & Realestate.com.

#### PRDnationwide Ballarat

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BALLARAT VIC 3350

#### Contact agents



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