

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 140 Snowgum 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 \$100,000

### Median sale price

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

Sourced from **PriceFinder**.

## \$482,500

### 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.

**81A Browns Road,**  
DEREEL

**Price \$100,000** Sold 02  
February 2018

**Lot 85 Moffats Road,**  
DEREEL

**Price \$85,000** Sold 01  
December 2016

**Lot 6 Browns Road,**  
DEREEL

**Price \$100,000** Sold 01  
September 2017

### 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.

House

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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