



Statement of Information

Sections 47AF of the Estate Agents Act 1980

19 Rifle Range, LEXTON 3352

House



3 beds



1 baths



3 parking

Indicative selling price

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

Range from \$ 270,000 - \$ 285,000

Median sale price

Median **House** for **LEXTON** for period **Apr 2016 - Mar 2017**

Sourced from **Price Finder**.

\$ 181,000

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.

3 Williamson Street,
LEXTON

Price \$ 270,000 Sold 20 January 2015

49 Skene Street,
LEXTON

Price \$ 280,000 Sold 21 February 2015

1 Kimberley Drive,
WAUBRA

Price \$ 279,995 Sold 19 April 2016

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.

Contact agents

 **Matthew Stevens**
PRDnationwide

(03) 5331 1111
0418 501 323

matthews@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350