



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**15 Watts Court,  
ROSS CREEK 3351**

### Indicative selling price

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

**Range \$549,000 - \$579,000**

### Median sale price

Median **House** for **ROSS CREEK** for period **Jan 2017 - Dec 2017**

Sourced from **Price Finder**.

**\$445,000**

### 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.

**35 James Court,**  
SMYTHES CREEK

**Price \$539,500** Sold 19  
October 2017

**591 Sebastopol-Smythesdale Road,**  
ROSS CREEK

**Price \$620,000** Sold 31  
January 2018

**24 Shamus Drive,**  
ROSS CREEK

**Price \$537,000** Sold 12  
January 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 Price Finder.

House

3 beds

1 baths

4 parking

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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