



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 47 Eaglehawk Road, LAL LAL 3352

### Indicative selling price

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

**Range \$699,000 - \$719,000**

### Median sale price

Median **House** for **LAL LAL** for period **Apr 2018 - Apr 2019**

Sourced from **Pricefinder**.

**\$479,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**85 Kookaburra Road,**  
Lal Lal 3352

Price **\$710,000** Sold 01  
November 2018

**84 Malones Road,**  
Lal Lal 3352

Price **\$698,000** Sold 05  
February 2018

**23 Nugent Court,**  
Clarendon 3351

Price **\$667,500** Sold 08 May  
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 Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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