



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**71 Main Street,  
GORDON 3345**

### Indicative selling price

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

**Single price \$420,000**

### Median sale price

Median **House** for **GORDON** for period **Sep 2016 - Sep 2017**

Sourced from **PriceFinder**.

**\$456,250**

### 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.

**17 Main Street,  
GORDON**

**Price \$380,000** Sold 04  
April 2017

**18 Winter Street,  
GORDON**

**Price \$410,000** Sold 20  
March 2017

**36 Brougham Street,  
GORDON**

**Price \$414,000** Sold 19  
November 2016

### 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

4 beds

2 baths

1 parking

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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PRDnationwide

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