



Statement of Information

Sections 47AF of the Estate Agents Act 1980

259 Yankee Flat Road, NAVIGATORS 3352

House



3 beds



2 baths



3 parking

Indicative selling price

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

Range from \$ 590,000 - \$ 600,000

Median sale price

Median **House** for **NAVIGATORS** for period **Mar 2016 - Mar 2017**
Sourced from **Price Finder**.

\$ 477,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

300 Greenhill Road,
MOUNT HELEN 3350 Price \$ 592,000 Sold 23 January 2017

278 Greenhill Road,
MOUNT HELEN 3350 Price \$ 620,000 Sold 19 May 2016

112 McCarthys Road,
NAVIGATORS 3352 Price \$ 620,000 Sold 24 April 2017

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 Edwards**
PRDnationwide

(03) 5331 1111
0401 728 881

matthewe@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350