



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14 Parslow Road,  
ROSS CREEK 3351**

House



4 beds



2 baths



5 parking

### Indicative selling price

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

**Range from \$ 430,000 - \$ 450,000**

### Median sale price

Median **House** for **ROSS CREEK** for period **Mar 2016 - Mar 2017**

Sourced from **Price Finder**.

**\$ 440,000**

### 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.

**16 Parslow Road,** Price **\$ 465,000** Sold 28 March 2017  
ROSS CREEK

**10 Haleys Road,** Price **\$ 440,000** Sold 06 January 2017  
ROSS CREEK

**14 Dorothy Court,** Price **\$ 435,000** Sold 02 May 2016  
ROSS CREEK

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

 **Chris Leonard**  
PRDnationwide

(03) 5331 1111  
0409 0409 23  
[chrisl@prdballarat.com.au](mailto:chrisl@prdballarat.com.au)

**PRD nationwide**

**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350