

Statement of Information

Sections 47AF of the Estate Agents Act 1980

21 Monteith Place, BALLARAT CENTRAL 3350

Indicative selling price

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

Single price \$ 469,000

Median sale price

Median **House** for **BALLARAT CENTRAL** for period **Apr 2016 - Mar 2017**
Sourced from **Pricefinder**.

\$ 710,000

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

19 Monteith Place,
Ballarat Central 3350 **Price \$ 369,000** Sold 08 December 2015

23 Monteith Place,
Ballarat Central 3350 **Price \$ 489,000** Sold 13 April 2016

30 Monteith Place,
Ballarat Central 3350 **Price \$ 469,000** Sold 17 November 2015

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



3 beds



2 baths



2 parking

Contact agents

 **Don Hanlon**
PRDnationwide

(03) 5331 1111
0429 199 158

donh@prdballarat.com.au

PRD nationwide

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350