



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14 Pindari Drive,  
MOUNT CLEAR 3350**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$ 345,000 - \$ 365,000**

### Median sale price

Median **House** for **MOUNT CLEAR** for period **Mar 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 348,500**

### 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.

**11 Wirilda Court,**  
MOUNT HELEN 3350 **Price \$ 360,556** Sold 31 May 2017

**917 Geelong Road,**  
CANADIAN 3350 **Price \$ 355,000** Sold 06 March 2017

**120 Wirilda Court,**  
MOUNT HELEN 3350 **Price \$ 349,991** Sold 27 February 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 Pricefinder.

### Contact agents

 **Robert McClure**  
PRDnationwide

(03) 5331 1111  
0418 508 808

[robm@prdballarat.com.au](mailto:robm@prdballarat.com.au)

**PRD nationwide**

**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350