

Statement of Information

Sections 47AF of the Estate Agents Act 1980

95 Vermont Road, SMYTHESDALE 3351

Indicative selling price

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

Range \$540,000 - \$560,000

Median sale price

Median **House** for **SMYTHESDALE** for period **Oct 2017 - Sep 2018**

Sourced from **PriceFinder**.

\$397,500

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.

248 Vermont Road,
SMYTHESDALE

Price **\$575,000** Sold 07
November 2017

249 Vermont Road,
SMYTHESDALE

Price **\$515,000** Sold 01
November 2017

83 Miners Hut Road,
HADDON

Price **\$617,500** Sold 23
August 2017

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



6 parking

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



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