



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**206 Smythes Road,
DELACOMBE 3356**

House



4 beds



2 baths



6 parking

Indicative selling price

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

Single price \$605,000

Median sale price

Median **House** for **DELACOMBE** for period **Sep 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$345,000

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.

419 Russell Street,
Newington 3350

Price **\$600,000** Sold 23 May 2017

501A Whitshire Lane,
Delecombe 3350

Price **\$605,000** Sold 19 May 2016

69 Majestic Way,
Delacombe 3350

Price **\$565,000** Sold 10 March 2016

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



PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350