

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

239 McAdams Lane,  
MOONAMBEL 3478

House



4 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)

**Single price \$595,000**

### Median sale price

Median **House** for **MOONAMBEL** for period **Dec 2016 - Dec 2017**

Sourced from **PriceFinder**.

**\$189,995**

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

### 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.

### Contact agents



**Matthew Edwards**  
PRDnationwide

(03) 5331 1111  
0 401 728 881

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



**Chris Leonard**  
PRDnationwide

(03) 5331 1111  
0 409 0 409 23

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

