



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 414 Monteville Lane, BALLAN 3342

House



6 beds



3 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 \$1,150,000 - \$1,250,000**

### Median sale price

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

Sourced from **Price Finder**.

**\$402,000**

### 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 Price Finder.

### Contact agents



**Chris Leonard**  
PRDnationwide

(03) 5331 1111  
0409 0409 23

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



**Matthew Edwards**  
PRDnationwide

(03) 5331 1111  
0401 728 881

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

