



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**111 Spratlings Road,  
ROSS CREEK 3351**

### Indicative selling price

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

**Range \$689,000 - \$699,000**

### Median sale price

Median **House** for **ROSS CREEK** for period **Jun 2017 - Jun 2018**

Sourced from **PriceFinder**.

**\$490,971**

### 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.

**83 Bull Inn Court,  
NINTINGBOOL**

**Price \$655,000** Sold 10  
September 2008

**583 Lacys Road,  
ROSS CREEK**

**Price \$665,000** Sold 05 July  
2018

**80 Blackberry Lane,  
HADDON**

**Price \$690,000** Sold 25 May  
2018

### 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



5 beds



2 baths



2 parking

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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PRDnationwide

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