

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

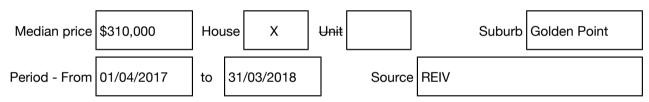
s 12 Eddy Street, Golden Point Vic 3350 d e

#### Indicative selling price

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

Range between	\$299,000	&	\$325,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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 most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	6 Princes St.S BALLARAT EAST 3350	\$325,000	14/04/2018
2	24 Hunt St BALLARAT EAST 3350	\$310,000	24/01/2018
3	401 Peel St.N BLACK HILL 3350	\$301,000	12/02/2018

#### OR

**B**\* 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 487 sqm approx Agent Comments Indicative Selling Price \$299,000 - \$325,000 Median House Price Year ending March 2018: \$310,000

## **Comparable Properties**



6 Princes St.S BALLARAT EAST 3350 (REI)



Price: \$325,000 Method: Private Sale Date: 14/04/2018 Rooms: -Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$310,000 Method: Private Sale Date: 24/01/2018 Rooms: -Property Type: House Land Size: 168 sqm approx

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401 Peel St.N BLACK HILL 3350 (REI/VG)

24 Hunt St BALLARAT EAST 3350 (REI/VG)

**6** 1



Price: \$301,000 Method: Private Sale Date: 12/02/2018 Rooms: 3 Property Type: House Land Size: 675 sqm approx Agent Comments



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