Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

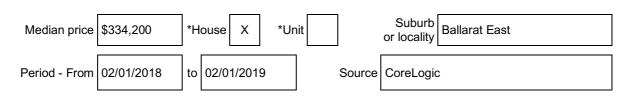
172 Victoria Street, Ballarat East 3350

Indicative selling price

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

Single price \$*	or range between	\$490,000	&	\$530,000
------------------	------------------	-----------	---	-----------

Median sale price



Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
152 Victoria Street, Ballarat East 3350	\$500,000	01/02/18
6 Dyte Parade, Ballarat East 3350	\$470,000	23/10/18
6 Hopetoun Street, Ballarat East 3350	\$470,000	30/05/18

