

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

16 Heights Crescent, Ballarat North Vic 3350

Indicative selling price

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

Range between \$530,000

&

\$550,000

Median sale price

Median price \$339,750

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/04/2017

to

30/06/2017

Source REIV

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

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	19 Scenic Cr BALLARAT NORTH 3350	\$550,000	10/05/2017
2	30 Foley Cr BLACK HILL 3350	\$555,000	20/07/2017
3	2a View Point Dr BALLARAT NORTH 3350	\$560,000	09/09/2016

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 985 sqm approx

Agent Comments

Comparable Properties



19 Scenic Cr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 10/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 884 sqm approx



30 Foley Cr BLACK HILL 3350 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 20/07/2017

Rooms: 6

Property Type: House

Land Size: 736 sqm approx



2a View Point Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 09/09/2016

Rooms: 6

Property Type: House

Land Size: 1628 sqm approx