

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

318 – 324 High Street, Learmonth

Indicative selling price

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

Single price \$450,000

or range between \$*

&

\$

Median sale price

Median price \$410,000

*House

*Unit

Suburb
or locality Ballarat

Period - From 23/10/16

to 23/10/17

Source RP Data

Comparable property sales

Due to the nature of the property, the estate agent reasonably believes that fewer than three comparable properties have sold within a five-kilometre radius in the last 18 months. Also due to no available data, the closest large populated area has been used for the median sale price, being Ballarat featured above.