

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 andpostcode

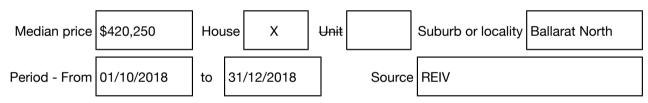
s 328 Landsborough Street, Ballarat North Vic 3350 or e

Indicative selling price

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

| Range between \$375 | 5,000 | & | \$385,000 |
|---------------------|-------|---|-----------|
|---------------------|-------|---|-----------|

Median sale price



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 | 507 Landsborough St BALLARAT NORTH 3350 | \$395,500 | 17/10/2018 |
| 2 | 19 Lilley St BALLARAT NORTH 3350 | \$395,000 | 28/11/2018 |
| 3 | 325 Norman St BALLARAT NORTH 3350 | \$382,000 | 11/12/2017 |

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.

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

propertydata

Generated: 29/01/2019 15:30

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: 714 sqm approx Agent Comments Indicative Selling Price \$375,000 - \$385,000 Median House Price December quarter 2018: \$420,250

Comparable Properties



507 Landsborough St BALLARAT NORTH 3350 Agent Comments (REI/VG)



Price: \$395,500 Method: Private Sale Date: 17/10/2018 Rooms: 5 Property Type: House Land Size: 650 sqm approx



19 Lilley St BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 28/11/2018 Rooms: -Property Type: House Land Size: 585 sqm approx



325 Norman St BALLARAT NORTH 3350 (REI/VG)



Price: \$382,000 Method: Private Sale Date: 11/12/2017 Rooms: -Property Type: House (Res) Land Size: 591 sqm approx Agent Comments

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

Generated: 29/01/2019 15:30

♦
REIV



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.