

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

2/417 Peel Street, Black Hill 3350

Indicative selling price

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

Single price \$* or range between \$280,000 & \$290,000

Median sale price

Median price \$382,000 *House ☒ *Unit ☐ Suburb or locality Ballarat Central

Period - From 01/0/2017 to 30/06/2017 Source REIV

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
5/502 Lydiard Street, Soldiers Hill 3350	\$280,000	10/03/2017
9 Sheehan Court, Ballarat East 3350	\$277,000	19/08/2017
2/104 Cooke Street, Redan 3350	\$272,500	21/03/2017