Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

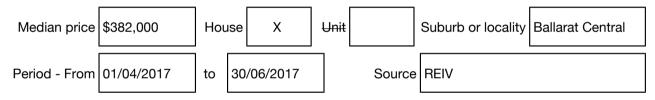
Address	202 Brougham Street, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$310,000	&	\$330,000	

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	3/632 Doveton St.N SOLDIERS HILL 3350	\$327,000	09/03/2017
2	4/414a Nicholson St BLACK HILL 3350	\$325,000	18/04/2017
3	5/10 Wood St SOLDIERS HILL 3350	\$320,000	20/10/2016

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.

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

Generated: 14/09/2017 09:19

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.

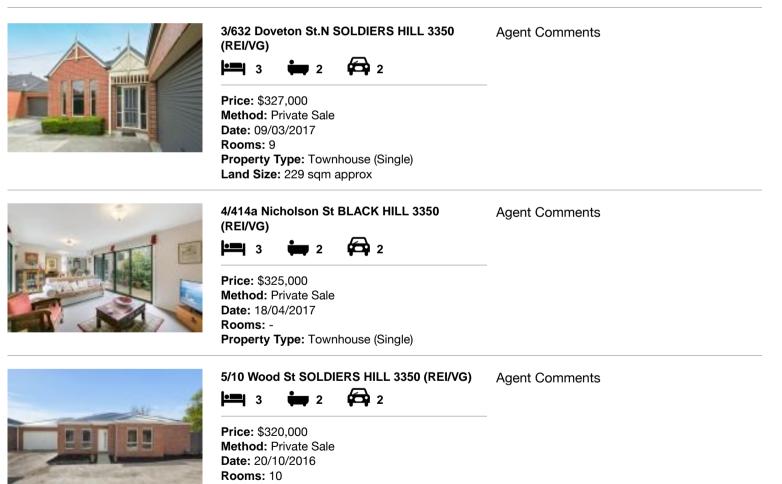






Rooms: Property Type: Agent Comments Indicative Selling Price \$310,000 - \$330,000 Median House Price June guarter 2017: \$382,000

Comparable Properties



Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

Property Type: Townhouse (Single)

Generated: 14/09/2017 09:19

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.

