

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

203 Schwarz Road, Sulky Vic 3352

Indicative selling price

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

Range between \$320,000

&

\$350,000

Median sale price*

Median price

House

Unit

Suburb or locality

Sulky

Period - From

to

Source

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		
2		
3		

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type:

Agent Comments

A unique opportunity exists here with the sale of the former Bald Hills Primary School, located just North of Ballarat in the popular lifestyle location of Sulky. The property offers approx 2 acres of land in a peaceful location, with opportunities to create a unique country home (STCA). The original school house circa 1878 measures approx. 5.5m x 9.2m and is complete with blackboard, open fire place and a small entrance hall. Further infrastructure includes the old tennis courts and rooms (works required), the toilet block, sundry shedding and seating areas.

Comparable Properties

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