

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

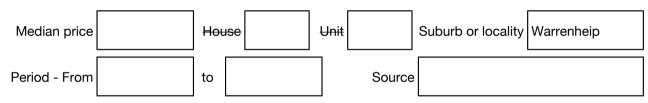
^S 7 Leonards Road East Road, Warrenheip Vic 3352

Indicative selling price

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

Range between	\$795,000	&	\$825,000
---------------	-----------	---	-----------

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	80 Jacksons Rd WARRENHEIP 3352	\$1,000,000	14/03/2018
2	40 Jacksons Rd WARRENHEIP 3352	\$925,000	23/08/2017
3	10 Killarney Rd WARRENHEIP 3352	\$670,000	17/05/2017

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.

* 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.

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

Generated: 12/11/2018 10:48







Rooms: Property Type: Agent Comments Indicative Selling Price \$795,000 - \$825,000 No median price available

Comparable Properties





80 Jacksons Rd WARRENHEIP 3352 (REI/VG) Agent Comments



Price: \$1,000,000 Method: Private Sale Date: 14/03/2018 Rooms: -Property Type: House (Res) Land Size: 24281 sqm approx

40 Jacksons Rd WARRENHEIP 3352 (REI/VG) Agent Comments



Price: \$925,000 Method: Private Sale Date: 23/08/2017 Rooms: 5 Property Type: House Land Size: 43770 sqm approx



10 Killarney Rd WARRENHEIP 3352 (REI/VG) Agent Comments



Price: \$670,000 Method: Private Sale Date: 17/05/2017 Rooms: -Property Type: House (Res) Land Size: 25500 sqm approx

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

Generated: 12/11/2018 10:48

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.



