

## 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

322 Landsborough Street, Ballarat North Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000

&

\$515,000

#### Median sale price

Median price \$357,500

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/07/2017

to

30/09/2017

Source REIV

#### 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	10 Macarthur St SOLDIERS HILL 3350	\$510,000	23/01/2017
2	12 Brooksbank Ct BLACK HILL 3350	\$500,000	13/05/2017
3	606 Sherrard St BLACK HILL 3350	\$500,000	08/02/2017

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 602 sqm approx

Agent Comments

## Comparable Properties



**10 Macarthur St SOLDIERS HILL 3350 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 23/01/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 502 sqm approx



**12 Brooksbank Ct BLACK HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1600 sqm approx



**606 Sherrard St BLACK HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 08/02/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 628 sqm approx