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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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Property offered for sale												
A Including sul locality andpo	burb or	322 Landsborough Street, Ballarat North Vic 3350										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between	n \$495,000			&			\$515,000					
Median sale price												
Median price	\$357,500)	Hou	se	Х	Unii	ŧ		Sub	urb or locality	Balla	rat North
Period - From	01/07/20	17	to	30/0	09/2017			Source	REI	V		

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.

Add	dress 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.





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Indicative Selling Price \$495,000 - \$515,000 Median House Price September quarter 2017: \$357,500



Rooms: Property Type: House (Previously

Occupied - Detached) **Land Size:** 602 sqm approx

Agent Comments

Comparable Properties



10 Macarthur St SOLDIERS HILL 3350 (VG)

=3





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









Rooms: -

Property Type: House (Res) **Land Size:** 1600 sqm approx

606 Sherrard St BLACK HILL 3350 (REI/VG)



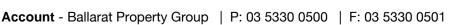






Rooms: -

Property Type: House Land Size: 628 sqm approx







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.

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Agent Comments

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