

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

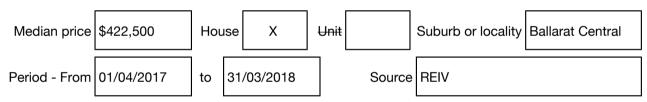
SS	34 Anderson Street West, Ballarat Central Vic 3350
or	
de	

## Indicative selling price

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

Range between	\$195,000	&	\$210,000
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#### 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.

Ad	dress of comparable property	Price	Date of sale
1	415 ARMSTRONG St.S BALLARAT CENTRAL 3350	\$233,000	14/06/2017
2	4 Callow St GOLDEN POINT 3350	\$202,000	12/03/2017
3	8 Little Dodds St GOLDEN POINT 3350	\$200,000	11/04/2017

#### 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.

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

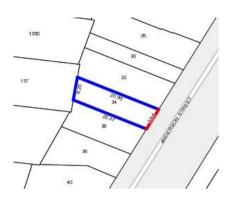
propertydata

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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.





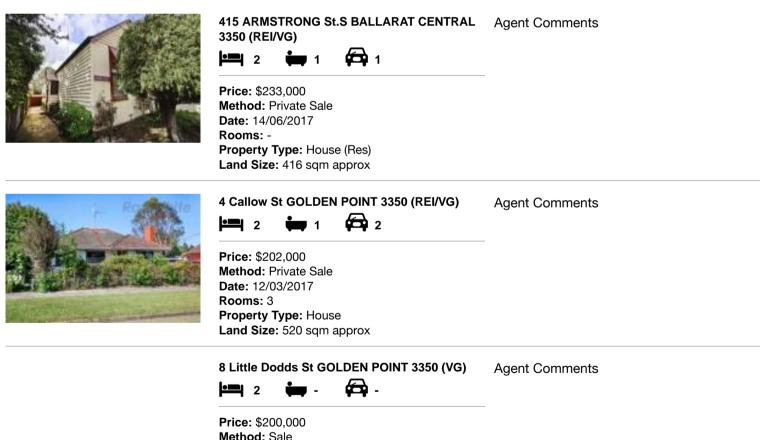




Rooms: Property Type: Agent Comments Daniel Nestor 03 5330 0500 0437 840 593 daniel@ballaratpropertygroup.com.au

> Indicative Selling Price \$195,000 - \$210,000 Median House Price Year ending March 2018: \$422,500

# **Comparable Properties**



Price: \$200,000 Method: Sale Date: 11/04/2017 Rooms: -Property Type: House (Res) Land Size: 627 sqm approx

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