

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2 MIKAELA COURT, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Single Price: 295,000

Median sale price

Median price

\$212,500

Property type

Vacant Land

Suburb

BALLARAT NORTH

Period

01 January 2019 to 31 December 2019

Source


pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
32 BOUNDARY RD, BROWN HILL, VIC 3350	*\$250,000	09/09/2019
9 LOREN CL, BALLARAT NORTH, VIC 3350	\$282,500	03/10/2019
13 BENSON ST, BROWN HILL, VIC 3350	\$252,500	07/10/2019

This Statement of Information was prepared

21/02/2020

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MIKAELA COURT, BALLARAT NORTH,



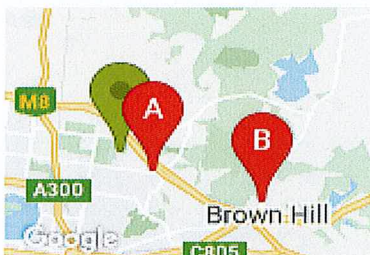
Indicative Selling Price

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

Single Price: **295,000**

Provided by: Liam Crowley, Buxton (Ballarat) Pty Ltd

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (Vacant Land)

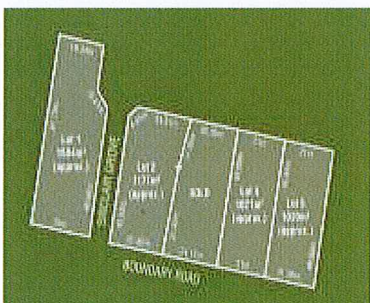
\$212,500

01 January 2019 to 31 December 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



32 BOUNDARY RD, BROWN HILL, VIC 3350

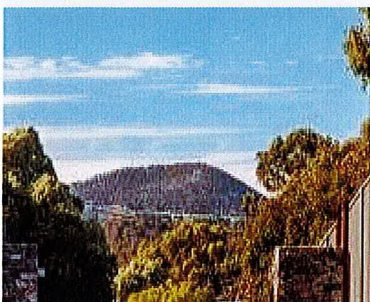


Sale Price

***\$250,000**

Sale Date: 09/09/2019

Distance from Property: 4.5km



9 LOREN CL, BALLARAT NORTH, VIC 3350



Sale Price

\$282,500

Sale Date: 03/10/2019

Distance from Property: 999m



13 BENSON ST, BROWN HILL, VIC 3350



Sale Price

\$252,500

Sale Date: 07/10/2019

Distance from Property: 4km



This report has been compiled on 21/02/2020 by Buxton (Ballarat) Pty Ltd. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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