

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

105 Humffray Street South, Bakery Hill Vic 3350

Indicative selling price

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

Range between \$430,000

&

\$450,000

Median sale price*

Median price

House

Unit

Suburb or locality

Bakery Hill

Period - From

to

Source

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	102 Morres St BALLARAT EAST 3350	\$452,500	10/03/2018
2	30 Princes St.N BALLARAT EAST 3350	\$450,000	12/03/2018
3	113 South St BALLARAT CENTRAL 3350	\$437,000	07/02/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 353 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
No median price available

Comparable Properties



102 Morres St BALLARAT EAST 3350 (REI/VG) **Agent Comments**



Price: \$452,500
Method: Auction Sale
Date: 10/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 684 sqm approx



30 Princes St.N BALLARAT EAST 3350 (REI) **Agent Comments**



Price: \$450,000
Method: Private Sale
Date: 12/03/2018
Rooms: -
Property Type: House
Land Size: 1080 sqm approx



113 South St BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**



Price: \$437,000
Method: Private Sale
Date: 07/02/2018
Rooms: -
Property Type: House
Land Size: 253 sqm approx