

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

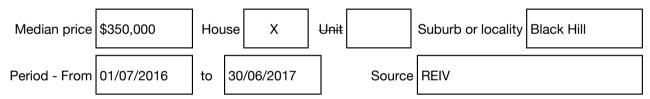
6 Mopoke Lane, Black Hill Vic 3350

Indicative selling price

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

Single price \$240,000

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.

Address of comparable property		Price	Date of sale
1	112 Moola St BALLARAT NORTH 3350	\$250,000	10/05/2016
2	9 Jordy PI BROWN HILL 3350	\$241,000	22/06/2016
3	23 Pinevale Way BALLARAT NORTH 3350	\$232,500	09/12/2016

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

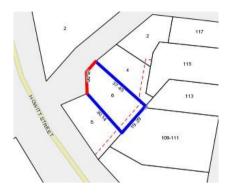
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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: House (Res) Agent Comments 0400 506 881 sean@ballaratpropertygroup.com.au Indicative Selling Price

\$240,000 Median House Price Year ending June 2017: \$350,000

Comparable Properties

E X Bringerson	112 Moola St BALLARAT NORTH 3350 (REI/VG) 	Agent Comments
The state of the second	Price: \$250,000 Method: Private Sale Date: 10/05/2016 Rooms: - Property Type: Land (Res) Land Size: 622 sqm approx	
	9 Jordy PI BROWN HILL 3350 (VG) 📺 - 🙀 - 🏟 -	Agent Comments
	Price: \$241,000 Method: Sale Date: 22/06/2016 Rooms: - Property Type: Land Land Size: 179 sqm approx	
t Provent	23 Pinevale Way BALLARAT NORTH 3350 (REI/VG) I - I - I - I - I - I - I - I - I - I -	Agent Comments
	Price: \$232,500 Method: Private Sale Date: 09/12/2016 Rooms: 1 Property Type: Land Land Size: 905 sqm approx	

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