

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

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

Median price

\$350,000

House

X

Unit

Suburb or locality

Black Hill

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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.~~

6 Mopoke Lane, Black Hill Vic 3350

Sean Toohey

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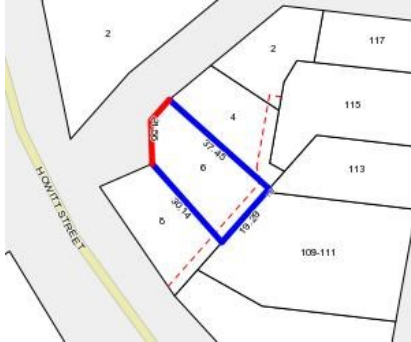
sean@ballaratpropertygroup.com.au

Indicative Selling Price

\$240,000

Median House Price

Year ending June 2017: \$350,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



112 Moola St BALLARAT NORTH 3350 (REI/VG)

Agent Comments



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



23 Pinevale Way BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$232,500

Method: Private Sale

Date: 09/12/2016

Rooms: 1

Property Type: Land

Land Size: 905 sqm approx