

Janeen Stewart 53300500 0455735494

Statement of Information

janeen@ballaratpropertygroup.com.au

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Ac								ents Act 1980
Proper	ty offered for	sale							
Address Including suburb or locality andpostcode		. 20 20000 2	ane, Ballarat Ea	ast Vic 3	350				
Indicat	tive selling pr	ice							
For the	meaning of this	price see con	sumer.vic.gov.	au/unde	rquoting				
Si	Single price \$150,000								
Mediar	n sale price*								
Median price		Ho	use	Unit		Subu	rb or locality	Ball	arat East
Perioc	d - From	to			Source				
Compa	arable propert	ty sales (*De	elete A or B b	elow as	s applica	ble)			
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 1	13 Fairy Wren Cirt MOUNT CLEAR 3350						\$147,000		16/01/2019
2 1	14 Fairy Wren Cirt MOUNT CLEAR 3350						\$147,000		15/01/2019
3 6	624 Morres St RALLARAT FAST 3350						\$145,000		20/05/2018

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.

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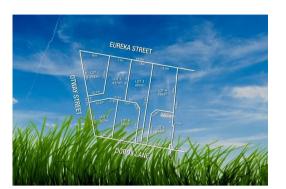
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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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> Indicative Selling Price \$150,000 No median price available





Property Type: Land **Land Size:** 362 sqm approx

Agent Comments

Comparable Properties

13 Fairy Wren Cirt MOUNT CLEAR 3350 (VG)

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Price: \$147,000 Method: Sale Date: 16/01/2019

Rooms: -

Property Type: Land Land Size: 385 sqm approx

14 Fairy Wren Cirt MOUNT CLEAR 3350 (VG)

4 - 📛 - 🛱

Price: \$147,000 Method: Sale Date: 15/01/2019 Rooms: -

Property Type: Land Land Size: 372 sqm approx

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







Price: \$145,000 Method: Private Sale Date: 29/05/2018

Rooms: -

Property Type: Land Land Size: 403 sqm approx

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Agent Comments

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