



 2  2  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties

4/322 Joseph St CANADIAN 3350 (VG)

 2  -  -

Agent Comments

Location - not as central

Price: \$265,000

Method: Sale

Date: 15/11/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/322 Larter St BALLARAT CENTRAL 3350 (REI)

 2  2  2

Agent Comments

Location - not as central.

Price: \$253,000

Method: Private Sale

Date: 07/10/2016

Rooms: 4

Property Type: Townhouse (Single)



1/212 Clayton St BALLARAT CENTRAL 3350 (REI)

 2  1  1

Agent Comments

Location - not as central, only 1 bathroom.

Price: \$250,000

Method: Private Sale

Date: 03/01/2017

Rooms: 4

Property Type: Townhouse (Single)

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/15 Steinfeld Street, Bakery Hill Vic 3350

Indicative selling price

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

Single price

\$269,000

Median sale price

Median price

House

X

Suburb

Bakery Hill

Period - From

to

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/322 Joseph St CANADIAN 3350	\$265,000	15/11/2016
2/322 Larter St BALLARAT CENTRAL 3350	\$253,000	07/10/2016
1/212 Clayton St BALLARAT CENTRAL 3350	\$250,000	03/01/2017