

Sean Toohey 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$500,000 **Median House Price** Year ending March 2017: \$342,500



Property Type: Land Land Size: 604 sqm **Agent Comments**

Comparable Properties



9 Sailors Gully Blvd MOUNT CLEAR 3350 (REI/VG)

Price: \$541,000 Method: Private Sale Date: 06/05/2016

Rooms: 9

Property Type: House Land Size: 725 sqm

Agent Comments



24 Greenhaven Ct MOUNT CLEAR 3350

(REI/VG)

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Price: \$500,000 Method: Private Sale Date: 20/01/2016 Rooms: 11

Property Type: House Land Size: 798 sqm

Agent Comments



98 Hermitage Av MOUNT CLEAR 3350 (REI/VG)

Price: \$482,000 Method: Private Sale Date: 13/10/2016

Rooms: 5 Property Type: House Land Size: 711 sqm

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

Agent Comments





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.

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	9
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Address Including suburb or	30 Kirby Avenue, Canadian Vic 3350
locality andpostcode	

Indicative selling price

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

Single price \$500,000

Median sale price

Median price	\$342,500	Н	ouse	Х	Suburb or lo	cality	Canadian
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	I

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 Sailors Gully Blvd MOUNT CLEAR 3350	\$541,000	06/05/2016
24 Greenhaven Ct MOUNT CLEAR 3350	\$500,000	20/01/2016
98 Hermitage Av MOUNT CLEAR 3350	\$482,000	13/10/2016





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