

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

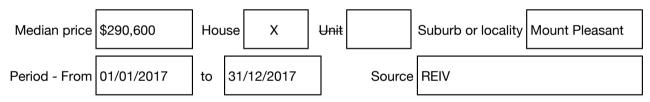
821 Bond Street, Mount Pleasant Vic 3350

Indicative selling price

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

Single price \$225,000

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	110 Cobden St MOUNT PLEASANT 3350	\$232,000	06/11/2017
2	617 Tress St GOLDEN POINT 3350	\$230,000	29/11/2017
3	411 Barkly St GOLDEN POINT 3350	\$225,000	04/09/2017

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.

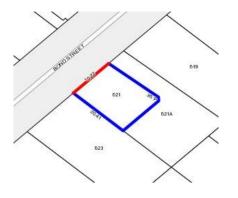
Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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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. 821 Bond Street, Mount Pleasant Vic 3350







Rooms: Property Type: House (Res) Land Size: 322 sqm approx Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

Indicative Selling Price \$225,000 Median House Price Year ending December 2017: \$290,600

Comparable Properties



110 Cobden St MOUNT PLEASANT 3350 (REI/VG)



Price: \$232,000 Method: Private Sale Date: 06/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 361 sqm approx Agent Comments



617 Tress St GOLDEN POINT 3350 (REI/VG)

Agent Comments

Price: \$230,000 Method: Private Sale Date: 29/11/2017 Rooms: -Property Type: House Land Size: 581 sqm approx



411 Barkly St GOLDEN POINT 3350 (REI/VG) Agent Comments



Price: \$225,000 Method: Private Sale Date: 04/09/2017 Rooms: 3 Property Type: House Land Size: 329 sqm approx

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