

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

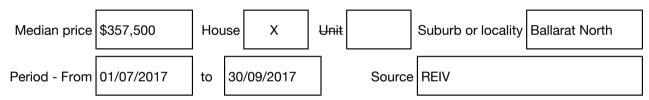
Address 17 Heights Crescent, Ballarat North Vic 3350 Including suburb or locality andpostcode

Indicative selling price

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

 Range between
 \$510,000
 &
 \$530,000

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	13 Panorama Dr BLACK HILL 3350	\$500,000	16/05/2017
2	218 Simpson St BALLARAT NORTH 3350	\$520,000	04/07/2016
3	35 Pinevale Way BALLARAT NORTH 3350	\$520,000	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.

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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.









Rooms: Property Type: Land Land Size: 1036 sqm approx Agent Comments 0400 506 881 sean@ballaratpropertygroup.com.au Indicative Selling Price

\$510,000 - \$530,000 **Median House Price** September quarter 2017: \$357,500

Comparable Properties

Tieler	13 Panorama Dr BLACK HILL 3350 (REI/VG) 4 2 2 2 Price: \$500,000 Method: Private Sale Date: 16/05/2017 Rooms: - Property Type: House (Res)	Agent Comments
	Land Size: 711 sqm approx 218 Simpson St BALLARAT NORTH 3350 (REI/VG) 4 2 2 2 Price: \$520,000 Method: Private Sale Date: 04/07/2016 Rooms: 7 Property Type: House Land Size: 1105 sqm approx	Agent Comments
	35 Pinevale Way BALLARAT NORTH 3350 (REI/VG) 4 2 2 2 Price: \$520,000 Method: Private Sale Date: 09/12/2016 Rooms: 5 Property Type: House Land Size: 950 sqm approx	Agent Comments

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