

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 and postcode

17 Heights Crescent, Ballarat North Vic 3350

Indicative selling price

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

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

Median sale price

Median price \$357,500 House X Unit Suburb or locality Ballarat North

Period - From 01/07/2017 to 30/09/2017 Source REIV

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.~~



Rooms:

Property Type: Land

Land Size: 1036 sqm approx

Agent Comments

Comparable Properties



13 Panorama Dr BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 16/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 711 sqm approx



218 Simpson St BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 04/07/2016

Rooms: 7

Property Type: House

Land Size: 1105 sqm approx



35 Pinevale Way BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 09/12/2016

Rooms: 5

Property Type: House

Land Size: 950 sqm approx