

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

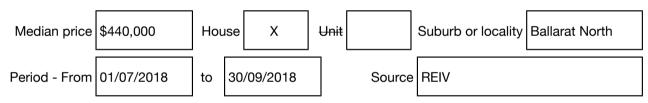
37 Heights Crescent, Ballarat North Vic 3350
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Indicative selling price

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

Range between	\$500,000	&	\$550,000

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	15 Heights Cr BALLARAT NORTH 3350	\$590,000	20/12/2017
2	16 Heights Cr BALLARAT NORTH 3350	\$550,000	19/10/2017
3	9 Petian Ct BALLARAT NORTH 3350	\$540,000	04/08/2018

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.

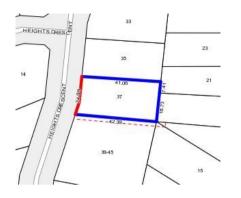
Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

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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.

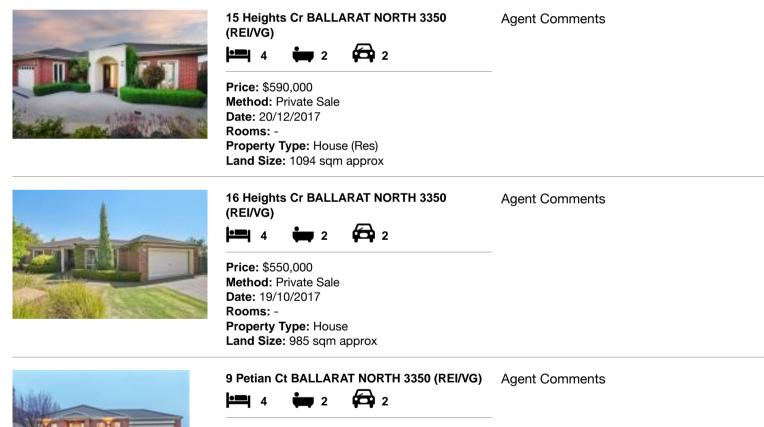






Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1034 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$560,000 Median House Price September quarter 2018: \$440,000

Comparable Properties



Price: \$540,000 Method: Private Sale Date: 04/08/2018 Rooms: -Property Type: House Land Size: 845 sqm approx

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