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

4/1000 Sherrard Street, Ballarat North Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$190,000		&		\$209,000			
Median sale p	rice							
Median price	\$252,000	Pro	operty Type	Unit			Suburb	Ballarat North
Period - From	19/12/2018	to	18/12/2019		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/808 Humffray St.S MOUNT PLEASANT 3350	\$205,000	30/10/2018
2	6/104 Sawyer Av CANADIAN 3350	\$203,000	18/09/2019
3	6/1106 Howitt St WENDOUREE 3355	\$200,000	16/05/2019

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 18 months.

This Statement of Information was prepared on:

19/12/2019 18:32









Rooms: 3 Property Type: Agent Comments Indicative Selling Price \$190,000 - \$209,000 Median Unit Price 19/12/2018 - 18/12/2019: \$252,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



3/808 Humffray St.S MOUNT PLEASANT 3350 Agent Comments (REI/VG)



Price: \$205,000 Method: Private Sale Date: 30/10/2018 Property Type: Unit Land Size: 119 sqm approx

6/104 Sawyer Av CANADIAN 3350 (VG)

Agent Comments



Price: \$203,000 Method: Sale Date: 18/09/2019 Property Type: Flat/Unit/Apartment (Res)



6/1106 Howitt St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$200,000 Method: Private Sale Date: 16/05/2019 Property Type: Unit

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507



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.