

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 consumer.vic.gov.au/underquoting

Range between \$190,000 & \$209,000

Median sale price

Median price \$252,000 Property Type Unit Suburb Ballarat North

Period - From 19/12/2018 to 18/12/2019 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 18 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	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



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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 (REI/VG)

Agent Comments

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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

 2  -  -

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

 2  1  1

Price: \$200,000

Method: Private Sale

Date: 16/05/2019

Property Type: Unit