

Carmel Cricelli 03 5332 7477 0400 966 738 carmel@blueribbonballarat.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 198							
Prop	perty offered for s	sale							
Address Including suburb or locality andpostcode		38 Nijams Road, Magpie Vic 3352							
Indi	cative selling prid	се							
For t	he meaning of this p	orice see cons	sumer.vic.gov.	au/under	quoting				
Single price \$620,000									
Med	lian sale price*								
Median price		Hou	ıse	Unit		Subu	rb or locality	Magpie	
Per	riod - From	to			Source				
Con	nparable property	/ sales (*De	lete A or B b	elow as	applica	ble)			
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 s	ale
1	171 Cherry Flat Rd BONSHAW 3352						\$650,000	19/12/20	17
2	963 Sebastopol Smythesdale Rd ROSS CREEK 3351						\$650,000	04/11/20	16
3	3 106 Bergs La MOUNT HELEN 3350						\$610,000	28/06/20	17

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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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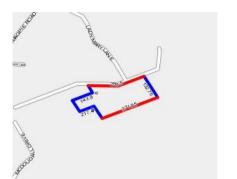


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> **Indicative Selling Price** \$620,000 No median price available





Comparable Properties



171 Cherry Flat Rd BONSHAW 3352 (REI)





6 2 ≥

Price: \$650,000 Method: Private Sale Date: 19/12/2017

Rooms: -

Property Type: House (Res) Land Size: 12500 sqm approx



963 Sebastopol Smythesdale Rd ROSS

CREEK 3351 (REI/VG)





Price: \$650,000 Method: Private Sale Date: 04/11/2016

Rooms: 8

Property Type: House

Land Size: 58236 sqm approx



106 Bergs La MOUNT HELEN 3350 (REI/VG)





Price: \$610,000 Method: Private Sale Date: 28/06/2017 Rooms: 6

Property Type: House (Res) Land Size: 25300 sqm approx



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Agent Comments

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