

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

33 Scenic Crescent, Ballarat North 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$420,000 & \$460,000

### Median sale price

Median price \$360,000 \*House ☒ \*Unit ☐ Suburb or locality Ballarat North

Period - From 26/06/2017 to 26/06/2018 Source CoreLogic

### Comparable property sales

**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
107 Doodts Road, Ballarat North 3350	\$408,000	18/10/2017
5 The Outlook, Black Hill 3350	\$470,000	26/09/2017
12 Oliver Street, Ballarat 3350	\$495,000	13/06/2018