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 Jabiru Close, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$395,000		&		\$434,500					
Median sale price										
Median price	\$415,000	Property Type Hou		ise		Suburb	Mount Clear			
Period - From	01/01/2020	to	31/03/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	201 Otway St.S BALLARAT EAST 3350	\$410,000	02/03/2019
2	5a Colette Ct CANADIAN 3350	\$402,000	10/03/2020
3	14 Bennett St CANADIAN 3350	\$400,000	13/11/2019

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:

14/05/2020 09:11









Property Type: Agent Comments

5337 0036 0407 861 960 leigh@doepels.com.au Indicative Selling Price

Leigh Hutchinson

\$395,000 - \$434,500 **Median House Price** March quarter 2020: \$415,000

Comparable Properties

201 Otway St.S BALLARAT EAST 3350 (REI/VG) 4 2 2 2 Price: \$410,000 Method: Private Sale Date: 02/03/2019 Rooms: 5 Property Type: House Land Size: 392 sqm approx	Agent Comments
5a Colette Ct CANADIAN 3350 (REI/VG) 4 2 2 2 Price: \$402,000 Method: Private Sale Date: 10/03/2020 Property Type: Townhouse (Single) Land Size: 310 sqm approx	Agent Comments
14 Bennett St CANADIAN 3350 (REI/VG) 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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.