Statement of Information Single residential property located outside the Melbourne metropolitan area

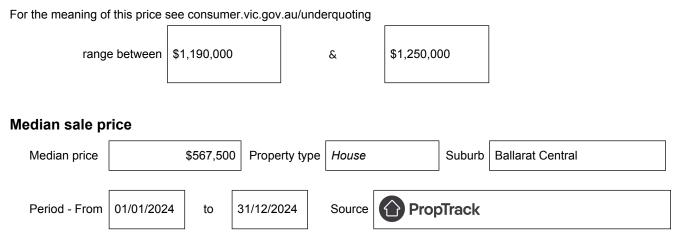
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

35 Loch Avenue, Ballarat Central, Vic 3350

Indicative selling price



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 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 sale
46 Webster Street, Ballarat Central, VIC 3350	\$1,225,000	17/09/2024
407 Grant Street, Golden Point, VIC 3350	\$1,300,000	20/05/2024
118 Frank Street, Ballarat Central, VIC 3350	\$1,150,000	19/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 21/01/2025

