

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

79 Kimberley Drive, Waubra Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price*

Median price \$299,000

Property Type House

Suburb Waubra

Period - From 17/01/2019

to 17/01/2020

Source RE.com

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/01/2020 12:12

79 Kimberley Drive, Waubra Vic 3352



Troy Anwyl

04379862045

troy@ballaratpropertygroup.com.au



Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 10690 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median House Price *

17/01/2019 - 17/01/2020: \$299,000

* Agent calculated median

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.