# 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 86 Humffray Street North, Ballarat East Vic 3350

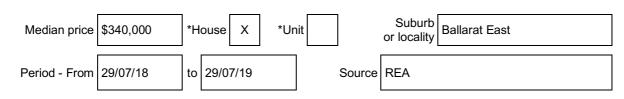
locality and postcode

## Indicative selling price

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

Single price \$*	or range between	\$290,000	&	\$300,000	
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#### Median sale price



#### **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
113 Spencer Street, Sebastopol Vic 3356	\$235,000	01/08/19
4/34 Albion Street, Sebastopol Vic 3356	\$245,000	11/02/19
41 Victoria Street, Sebastopol Vic 3356	\$250,000	04/06/19

