

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

42 Princes Street North, Ballarat East 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$350,000 & \$370,000

Median sale price

Median price \$345,000 Property type House Suburb Ballarat East

Period - From 01/07/2018 to 01/07/2019 Source Realestate.com

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.

Address of comparable property	Price	Date of sale
121 Scott Parade, Ballarat East 3350	\$362,000	28/06/2019
7 Princes Street North, Ballarat East 3350	\$350,000	21/05/2019
209 Nelson Street, Ballarat East 3350	\$350,000	30/05/2019

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: 20/11/2019