

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 andpostcode

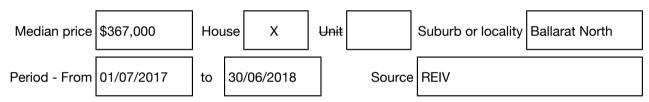
ess	502 Landsborough Street, Ballarat North Vic 3350
or	
bde	

Indicative selling price

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

Range between	\$305,000	&	\$315,000
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Median sale 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
1	409 Landsborough St BALLARAT NORTH 3350	\$357,500	16/03/2018
2	234 Landsborough St BALLARAT NORTH 3350	\$330,000	09/07/2018
3	1 Napier St BLACK HILL 3350	\$306,000	31/05/2018

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 eighteen months.

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

propertydata

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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.









Rooms: Property Type: House (Res) Land Size: 437 sqm approx Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> Indicative Selling Price \$310,000 - \$330,000 Median House Price Year ending June 2018: \$367,000

Comparable Properties



409 Landsborough St BALLARAT NORTH 3350 Agent Comments (REI/VG)



Price: \$357,500 Method: Private Sale Date: 16/03/2018 Rooms: -Property Type: House (Res) Land Size: 492 sqm approx



234 Landsborough St BALLARAT NORTH 3350 Agent Comments (REI/VG)



Price: \$330,000 Method: Auction Sale Date: 09/07/2018 Rooms: 4 Property Type: House Land Size: 763 sqm approx



1 Napier St BLACK HILL 3350 (REI/VG)



Price: \$306,000 Method: Private Sale Date: 31/05/2018 Rooms: 6 Property Type: House (Res) Land Size: 360 sqm approx Agent Comments

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