

# 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

21 Steinfeld Street North, Bakery Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$315,000

&

\$325,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	122 Humffray St.N BALLARAT EAST 3350	\$350,000	19/06/2019
2	422 Skipton St REDAN 3350	\$327,500	04/09/2019
3	9 Corbett St BALLARAT EAST 3350	\$320,000	16/09/2019

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:

11/11/2019 11:29

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2   1   0

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$315,000 - \$325,000  
**No median price available**

## Comparable Properties



**122 Humffray St.N BALLARAT EAST 3350 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$350,000

**Method:** Private Sale

**Date:** 19/06/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 368 sqm approx



**422 Skipton St REDAN 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$327,500

**Method:** Private Sale

**Date:** 04/09/2019

**Property Type:** House (Res)

**Land Size:** 239 sqm approx



**9 Corbett St BALLARAT EAST 3350 (REI)**

Agent Comments

2   1   1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 16/09/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 315 sqm approx