

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

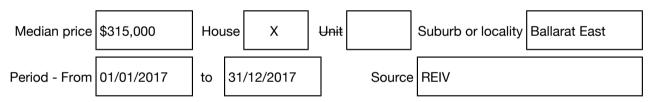
ss	30 Princes Street North, Ballarat East Vic 3350
or	
de	

Indicative selling price

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

Range between \$395,000	&	\$415,000
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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	52 Lofven St NERRINA 3350	\$438,000	28/09/2017
2	101 Bradshaw St GOLDEN POINT 3350	\$400,000	20/01/2017
3	6 Hopetoun St BALLARAT EAST 3350	\$373,600	17/02/2017

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.



30 Princes Street North, Ballarat East Vic 3350







Rooms: Property Type: House Land Size: 1080 sqm approx Agent Comments

sean@ballaratpropertygroup.com.au **Indicative Selling Price** \$395,000 - \$415,000

Median House Price Year ending December 2017: \$315,000

Comparable Properties



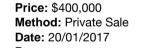
2 2 Price: \$438,000 Method: Private Sale Date: 28/09/2017 Rooms: 5 Property Type: House Land Size: 1155 sqm approx

Agent Comments



101 Bradshaw St GOLDEN POINT 3350 (REI/VG) **---** 3

Agent Comments



Rooms: -Property Type: House Land Size: 608 sqm approx



6 Hopetoun St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$373,600 Method: Private Sale Date: 17/02/2017 Rooms: -Property Type: House (Res) Land Size: 1122 sqm approx

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