

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

39 Eastwood Street, Bakery Hill Vic 3350

Indicative selling price

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

Range between \$560,000 & \$595,000

Median sale price*

Median price House Unit Suburb or locality Bakery Hill

Period - From to Source

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	17 Ascot St.S BALLARAT CENTRAL 3350	\$565,000	22/09/2017
2	805 Macarthur St BALLARAT CENTRAL 3350	\$555,000	07/09/2017
3	11 Haymes Cr GOLDEN POINT 3350	\$550,000	19/06/2018

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.

* 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.



3
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Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 615 sqm approx

Agent Comments

Seldom do properties of this calibre, on this size allotment in such a central location come on market! This stunning period home offers a very unique opportunity to live so incredibly central. Originally built in the mid 1800's the home was rejuvenated between 1998-2000 having the rear of the home fully re-built and the front of the home re-stumped, re-wired, re-plumbed and most of the floors replaced. Victorian in heritage, the period features include lead-light windows, original timber flooring, cast iron lacework, fancy cornices, ceiling roses, fire-place & high ceilings.

Comparable Properties



17 Ascot St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$565,000**Method:** Private Sale**Date:** 22/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 508 sqm approx

805 Macarthur St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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 2

Price: \$555,000**Method:** Private Sale**Date:** 07/09/2017**Rooms:** -**Property Type:** House**Land Size:** 498 sqm approx

11 Haymes Cr GOLDEN POINT 3350 (REI)

Agent Comments

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 3

Price: \$550,000**Method:** Private Sale**Date:** 19/06/2018**Rooms:** -**Property Type:** House**Land Size:** 698 sqm approx