

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

3/1 Hillside Drive, Ballarat North Vic 3350

Indicative selling price

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

Single price

\$329,950

Median sale price

Median price

\$237,500

House

Unit

X

Suburb

Ballarat North

Period - From

01/01/2017

to

31/12/2017

Source

REIV

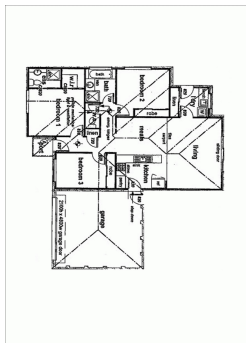
Comparable property sales (*Delete A or B below as applicable)

- 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	415 Sherrard St BLACK HILL 3350	\$335,000	28/11/2017
2	322 Chisholm St BLACK HILL 3350	\$335,000	22/11/2017
3	4/1 Hillside Dr BALLARAT NORTH 3350	\$303,000	08/12/2017

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.



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$329,950
Median Unit Price
Year ending December 2017: \$237,500

Comparable Properties



415 Sherrard St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 28/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 230 sqm approx



322 Chisholm St BLACK HILL 3350 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 22/11/2017
Rooms: -
Property Type: House (Res)



4/1 Hillside Dr BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$303,000
Method: Private Sale
Date: 08/12/2017
Rooms: 6
Property Type: Unit
Land Size: 210 sqm approx