

Rob Cunningham 53312000 0418543634 robert@doepels.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

A Including sub locality andpo	ourb or	5 Mitchell Court, Soldiers Hill Vic 3350							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$360,000		&	\$3	90,000				
Median sale price									
Median price	\$485,000	House	X	Unit		Suburb or locality	Soldiers Hill		
Period - From	01/04/2018	to 31	1/03/2019		Source	REIV			

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.

Add	dress of comparable property	Price	Date of sale
1	127 Walker St BALLARAT NORTH 3350	\$391,000	11/12/2018
2	29 Gregory St BLACK HILL 3350	\$380,000	19/03/2019
3	328 Walker St BALLARAT NORTH 3350	\$375,000	30/04/2019

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.





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Indicative Selling Price \$360,000 - \$390,000 Median House Price Year ending March 2019: \$485,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 516 sqm approx

Agent Comments

Comparable Properties



127 Walker St BALLARAT NORTH 3350 (REI)

= 3

(2)

Agent Comments

Price: \$391,000 Method: Private Sale Date: 11/12/2018

Rooms: 6

Property Type: House (Res) Land Size: 740 sqm approx



29 Gregory St BLACK HILL 3350 (REI/VG)

1 3





Price: \$380,000 Method: Private Sale Date: 19/03/2019

Rooms: -

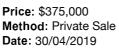
Property Type: House (Res) Land Size: 655 sqm approx **Agent Comments**











Rooms: -

Property Type: House

Agent Comments





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