### STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

2A Stanley Street, Ballarat North, VIC 3350

#### Indicative selling price

Single Price or Range between

\$345,000 - \$360,000

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

#### Median sale price

Median Price	Property Type	Suburb
\$395,000	House	BALLARAT NORTH
Period From	Period To	Source

### Comparable property sales

18/09/2019

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



18/03/2018

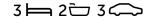
# 60 BROWNS PARADE WENDOUREE

**Price** \$335,000

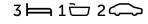
**Date of Sale** 13/09/2019

Land 824 sqm





Core Logic





# 14 FREEMAN STREET WENDOUREE

**Price** \$330,000

Land 729 sgm

**Date of Sale** 23/07/2019

Land 595 sqm

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