

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1/322 Simpson Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$* or range between \$350,000 & \$370,000

Median sale price

Median price \$223,750 *House *Unit X Suburb or locality Ballarat North

Period - From 01/01/18 to 31/12/18 Source CoreLogic

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/517 Sherrard Street, Black Hill Vic 3350	\$359,000	11/05/18
2/214 Clyde Street, Soldiers Hill Vic 3350	\$365,000	17/07/18
3/4 Dunn Street, Golden Point Vic 3350	\$342,200	06/12/18