

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 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	507 Landsborough St BALLARAT NORTH 3350	\$395,500	17/10/2018
2	19 Lilley St BALLARAT NORTH 3350	\$395,000	28/11/2018
3	1102 Ligar St BALLARAT NORTH 3350	\$387,627	20/05/2018

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.



Rooms:
Property Type:
Agent Comments

Comparable Properties



507 Landsborough St BALLARAT NORTH 3350 Agent Comments
(REI/VG)



Price: \$395,500
Method: Private Sale
Date: 17/10/2018
Rooms: 5
Property Type: House
Land Size: 650 sqm approx



19 Lilley St BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$395,000
Method: Private Sale
Date: 28/11/2018
Rooms: -
Property Type: House
Land Size: 585 sqm approx



1102 Ligar St BALLARAT NORTH 3350 (VG) Agent Comments



Price: \$387,627
Method: Sale
Date: 20/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 747 sqm approx