

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	1024 Lydiard St.N BALLARAT NORTH 3350	\$367,000	06/06/2018
2	18 Ford St BALLARAT EAST 3350	\$365,000	19/03/2019
3	915 Ripon St.S REDAN 3350	\$346,000	10/05/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1024 Lydiard St.N BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$367,000

Method: Private Sale

Date: 06/06/2018

Rooms: -

Property Type: House

Land Size: 617 sqm approx



18 Ford St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 19/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 344 sqm approx



915 Ripon St.S REDAN 3350 (REI)

Agent Comments



Price: \$346,000

Method: Private Sale

Date: 10/05/2019

Rooms: 3

Property Type: House

Land Size: 683 sqm approx