

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 Property Type Suburb

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		
2		
3		

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.

This Statement of Information was prepared on:



Rooms: 6

Property Type: House (Res)

Land Size: 1004 sqm approx

Agent Comments

Indicative Selling Price

\$540,000 - \$570,000

Median House Price

25/11/2018 - 24/11/2019: \$515,000

Positioned on 1000sqm (approx.) in Ballarat Central, 507 Creswick Road is a freshly renovated four-bedroom home sure provide exceptional value for money and even potential for future development.

Comparable Properties

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.