



# STATEMENT OF INFORMATION

Prepared on 24 Jun 2019

Kim McQueen

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Section 47AF of the Estate Agents Act 1980

## COMMERCIAL Offered for Sale

9 Humffray Street South Bakery Hill VIC 3350



## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

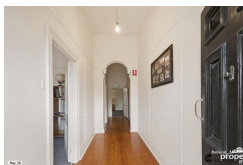
Single Price \$350,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## Comparable Property Sales

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.



**20 Victoria Street Bakery Hill VIC 3350** Sold Price **\$360,250** Sold Date **15-May-18**



Distance **0.14km**



**97 Mair Street East Ballarat East VIC 3350** Sold Price **\$400,000** Sold Date **09-Aug-18**



Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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**LOT 5/109 Eureka Street Ballarat East VIC 3350**

Sold Price

**\$395,000**

Sold Date

**21-Nov-18**

3 1 1

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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