

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

505 Humffray Street South, Golden Point 3350
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Indicative selling price

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

Single price \$* or range between &

Median sale price

Median price *House *Unit Suburb or locality

Period - From to Source

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
402 Lyons Street South, Ballarat Central 3350	\$335,000	01/02/2019
107 Sebastopol Street, Ballarat Central 3350	\$350,000	23/03/2019
109 Larter Street, Ballarat East 3350	\$340,000	12/07/2019