

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
409 Landsborough Street, Ballarat North Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000

&

\$370,000

Median sale price

Median price \$408,250 House Unit Suburb or locality Ballarat North

Period - From 01/10/2017 to 31/12/2017 Source REIV

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	3 Yale St WENDOUREE 3355	\$360,000	08/01/2018
2	333 Landsborough St BALLARAT NORTH 3350	\$357,000	18/05/2017
3	4 Club Cr INVERMAY PARK 3350	\$313,500	25/01/2018

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: House

Land Size: 492 sqm approx

Agent Comments

Comparable Properties



3 Yale St WENDOUREE 3355 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 08/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 683 sqm approx



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



Price: \$357,000

Method: Private Sale

Date: 18/05/2017

Rooms: -

Property Type: House

Land Size: 963 sqm approx



4 Club Cr INVERMAY PARK 3350 (REI)

Agent Comments



Price: \$313,500

Method: Private Sale

Date: 25/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 784 sqm approx