

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](http://consumer.vic.gov.au/underquoting)

Single price

**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 | 1111 Havelock St BALLARAT NORTH 3350 | \$402,000 | 15/06/2017   |
| 2 | 1001 Havelock St BALLARAT NORTH 3350 | \$400,000 | 27/10/2017   |
| 3 | 1110 Havelock St BALLARAT NORTH 3350 | \$365,000 | 15/09/2017   |

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:** Land  
**Land Size:** 500 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$385,000  
**Median House Price**  
 December quarter 2017: \$408,250

## Comparable Properties



**1111 Havelock St BALLARAT NORTH 3350 (REI/VG)** Agent Comments



**Price:** \$402,000  
**Method:** Private Sale  
**Date:** 15/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 702 sqm approx



**1001 Havelock St BALLARAT NORTH 3350 (REI/VG)** Agent Comments



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 27/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx



**1110 Havelock St BALLARAT NORTH 3350 (REI/VG)** Agent Comments



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 15/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx