

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 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	16 Specimen Vale.S BALLARAT EAST 3350	\$282,000	07/02/2017
2	2/9 Foster St REDAN 3350	\$270,000	12/05/2017
3	803 Cosmopolitan PI BALLARAT CENTRAL 3350	\$262,500	14/02/2017

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.



2 1 1

Rooms: 4
Property Type:
Agent Comments

Indicative Selling Price
\$279,999 - \$299,999
Median House Price
June quarter 2017: \$382,000

Comparable Properties



16 Specimen Vale.S BALLARAT EAST 3350 (REI) **Agent Comments**

2 1 1

Price: \$282,000
Method: Private Sale
Date: 07/02/2017
Rooms: 3
Property Type: Townhouse (Res)



2/9 Foster St REDAN 3350 (REI) **Agent Comments**

2 1 1

Price: \$270,000
Method: Private Sale
Date: 12/05/2017
Rooms: -
Property Type: Townhouse (Res)



803 Cosmopolitan PI BALLARAT CENTRAL 3350 (REI) **Agent Comments**

2 1 1

Price: \$262,500
Method: Private Sale
Date: 14/02/2017
Rooms: -
Property Type: Townhouse (Single)