

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	269 Post Office Rd ROSS CREEK 3351	\$1,100,000	13/01/2017
2	89 Bells Rd SMYTHES CREEK 3351	\$880,000	16/11/2016
3	35 School La CAMBRIAN HILL 3352	\$850,000	12/05/2016

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.~~

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Indicative Selling Price
\$779,000 - \$799,000
Median House Price
Year ending June 2017: \$507,500



Rooms:
Property Type: Land
Land Size: 28540 sqm approx
Agent Comments

Comparable Properties



269 Post Office Rd ROSS CREEK 3351 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 13/01/2017
Rooms: 7
Property Type: House
Land Size: 20000 sqm approx



89 Bells Rd SMYTHES CREEK 3351 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 16/11/2016
Rooms: 8
Property Type: House (Res)
Land Size: 33940 sqm approx



35 School La CAMBRIAN HILL 3352 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 12/05/2016
Rooms: 8
Property Type: House
Land Size: 20235 sqm approx