

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	107 Lyons St.S BALLARAT CENTRAL 3350	\$720,000	19/08/2017
2	10 Dawson St.S BALLARAT CENTRAL 3350	\$710,000	22/02/2017
3	8 Stawell St.S BALLARAT EAST 3350	\$710,000	24/03/2016

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.



5 2 2

Rooms: 11
Property Type: Office
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$730,000

Comparable Properties



107 Lyons St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$720,000
Method: Private Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)



10 Dawson St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 4

Price: \$710,000
Method: Private Sale
Date: 22/02/2017
Rooms: -
Property Type: House
Land Size: 766 sqm approx



8 Stawell St.S BALLARAT EAST 3350 (REI)

Agent Comments

4 2 3

Price: \$710,000
Method: Private Sale
Date: 24/03/2016
Rooms: 6
Property Type: House (Res)
Land Size: 1344 sqm approx