

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 andpostcode

25 Sailors Gully Boulevard, Mount Clear Vic 3350

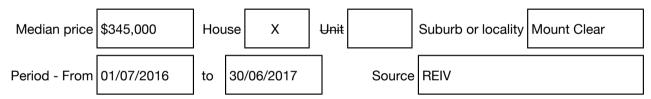
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$240,000

&

Median sale price



\$250.000

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 | 17 Greenhaven Ct MOUNT CLEAR 3350 | \$260,000 | 21/02/2017 |
| 2 | 7 Carnaby Way CANADIAN 3350 | \$255,000 | 16/06/2016 |
| 3 | 21 Greenhaven Ct MOUNT CLEAR 3350 | \$200,000 | 18/07/2016 |

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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Land Land Size: 2004 sqm approx Agent Comments Nathan Baker 03 5330 0500 0439 302 288 nathan@ballaratpropertygroup.com.au

> Indicative Selling Price \$240,000 - \$250,000 Median House Price Year ending June 2017: \$345,000

Comparable Properties

| | 17 Greenhaven Ct MOUNT CLEAR 3350 (VG) 🛏 - 🙀 - 🏠 - | Agent Comments | |
|---------|--|----------------|--|
| | Price: \$260,000 Method: Sale Date: 21/02/2017 Rooms: - Property Type: Land Land Size: 1122 sqm approx | - | |
| Therese | 7 Carnaby Way CANADIAN 3350 (REI/VG) Price: \$255,000 Method: Private Sale Date: 16/06/2016 Rooms: - Property Type: Land Land Size: 984 sqm approx | Agent Comments | |
| | 21 Greenhaven Ct MOUNT CLEAR 3350 (REI) | Agent Comments | |

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