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

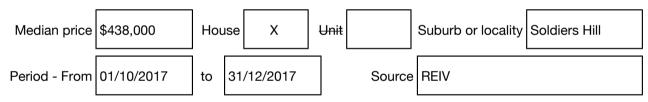
506 Ligar Street, Soldiers Hill Vic 3350

# Indicative selling price

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

Range between	\$380,000	&	\$390,000

### Median sale price



### 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	306a Errard St.S BALLARAT CENTRAL 3350	\$391,500	27/11/2017
2	303 Macarthur St SOLDIERS HILL 3350	\$387,500	08/05/2017
3	15a King St.S BALLARAT EAST 3350	\$377,500	07/12/2017

#### 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.

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

#### Generated: 15/02/2018 09:31

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.

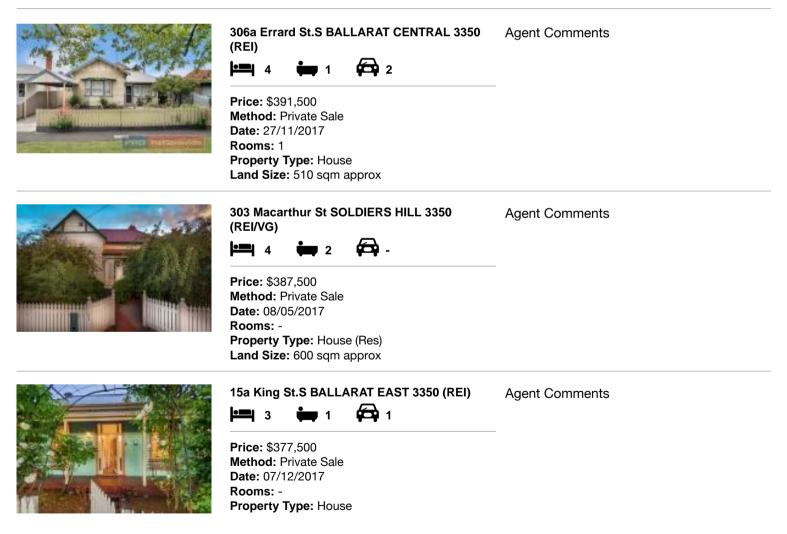






Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 656 sqm approx Agent Comments Indicative Selling Price \$380,000 - \$390,000 Median House Price December quarter 2017: \$438,000

# **Comparable Properties**



Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

#### Generated: 15/02/2018 09:31

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.

