

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

1/7 Verdon Street, Ballarat Central Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$240,000 & \$245,000

Median sale priceMedian price \$382,000 House Unit Suburb or locality Ballarat Central

Period - From 01/04/2017 to 30/06/2017 Source REIV

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	77 Albert St SEBASTOPOL 3356	\$235,000	31/07/2017
2	166 Yarrowee St SEBASTOPOL 3356	\$230,000	03/07/2017
3	77 Beverin St SEBASTOPOL 3356	\$205,000	05/07/2017

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.

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Indicative Selling Price

\$240,000 - \$245,000

Median House Price

June quarter 2017: \$382,000



Rooms: 5

Property Type:

Agent Comments

Comparable Properties



77 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$235,000

Method: Private Sale

Date: 31/07/2017

Rooms: -

Property Type: House (Res)



166 Yarrowee St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 03/07/2017

Rooms: -

Property Type: House (Res)



77 Beverin St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$205,000

Method: Private Sale

Date: 05/07/2017

Rooms: 4

Property Type: House

Land Size: 452 sqm approx