

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 1/7 Verdon Street, Ballarat Central Vic 3350 Including suburb or locality andpostcode

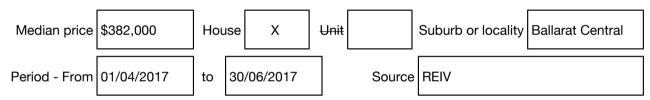
#### Indicative selling price

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

Range between \$240,000

&

#### Median sale price



\$245.000

#### 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	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.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

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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.



1/7 Verdon Street, Ballarat Central Vic 3350

## arcourts

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Rooms: 5 **Property Type:** Agent Comments

**Indicative Selling Price** \$240,000 - \$245,000 **Median House Price** June quarter 2017: \$382,000

### **Comparable Properties**







Price: \$235,000 Method: Private Sale Date: 31/07/2017 Rooms: -Property Type: House (Res)

166 Yarrowee St SEBASTOPOL 3356 (REI)



**6** -

Agent Comments

Agent Comments



Price: \$230.000 Method: Private Sale Date: 03/07/2017 Rooms: -Property Type: House (Res)



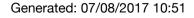
77 Beverin St SEBASTOPOL 3356 (REI)



Price: \$205,000 Method: Private Sale Date: 05/07/2017 Rooms: 4 Property Type: House Land Size: 452 sqm approx

#### Agent Comments

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