

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	704 Skipton St BALLARAT CENTRAL 3350	\$500,000	20/03/2017
2	618 Kline St CANADIAN 3350	\$473,002	28/05/2016
3	403 La Trobe St REDAN 3350	\$402,500	15/06/2016

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$375,000 - \$405,000
Median House Price
 June quarter 2017: \$315,000

Comparable Properties



704 Skipton St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 20/03/2017
Rooms: -
Property Type: Land
Land Size: 2000 sqm approx



618 Kline St CANADIAN 3350 (VG)

Agent Comments



Price: \$473,002
Method: Sale
Date: 28/05/2016
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 5642 sqm approx



403 La Trobe St REDAN 3350 (REI)

Agent Comments



Price: \$402,500
Method: Sale by Tender
Date: 15/06/2016
Rooms: -
Property Type: Land
Land Size: 2604 sqm approx