



Rooms:
Property Type: Townhouse
 (Single)
Agent Comments

Indicative Selling Price
 \$315,000 - \$330,000
Median House Price
 Year ending March 2017: \$302,000

Comparable Properties



73a Victoria St BALLARAT EAST 3350
 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 21/04/2016
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 118 sqm approx



1/21 Church St BALLARAT CENTRAL 3350
 (VG)

Agent Comments



Price: \$322,000
Method: Sale
Date: 17/03/2016
Rooms: -
Property Type: Townhouse (Single)

2/415b Ligar St SOLDIERS HILL 3350 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 30/05/2016
Rooms: -
Property Type: Townhouse (Single)

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

2/203 Clissold Street, Black Hill Vic 3350

Indicative selling price

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

Range between \$315,000 & \$330,000

Median sale price

Median price \$302,000 House X Suburb or locality Black Hill

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
73a Victoria St BALLARAT EAST 3350	\$340,000	21/04/2016
1/21 Church St BALLARAT CENTRAL 3350	\$322,000	17/03/2016
2/415b Ligar St SOLDIERS HILL 3350	\$305,000	30/05/2016