

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 Property Type Suburb

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 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
1	1/604 Havelock St BLACK HILL 3350	\$385,000	21/12/2023
2	1/7 Lilley St BALLARAT NORTH 3350	\$375,000	03/11/2023
3	2/10 Wood St SOLDIERS HILL 3350	\$370,000	21/03/2024

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 18 months.~~

This Statement of Information was prepared on:



2 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$335,000 - \$355,000

Median Unit Price

12/06/2023 - 11/06/2024: \$352,500

Comparable Properties



1/604 Havelock St BLACK HILL 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$385,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)



1/7 Lilley St BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$375,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit



2/10 Wood St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

2 1 1

Price: \$370,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit

Land Size: 158 sqm approx

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