

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	6 St Helens Av LAKE GARDENS 3355	\$660,000	01/08/2023
2	14 Moola St BLACK HILL 3350	\$622,000	25/08/2023
3	902a Sebastopol St BALLARAT CENTRAL 3350	\$605,000	28/09/2023

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:



3 2 2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending September 2023: \$453,000

Comparable Properties



6 St Helens Av LAKE GARDENS 3355 (REI/VG) **Agent Comments**

3 2 2

Price: \$660,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 573 sqm approx



14 Moola St BLACK HILL 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$622,000
Method: Private Sale
Date: 25/08/2023
Property Type: House
Land Size: 659 sqm approx



902a Sebastopol St BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 2 2

Price: \$605,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 353 sqm approx