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

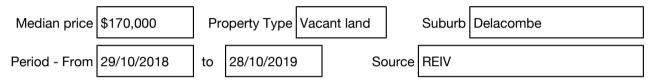
2/203 Smythes Road, Delacombe Vic 3356

Indicative selling price

For the meaning of this		

Single price \$179,000

Median sale price



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	10 Dumenils Way DELACOMBE 3356	\$179,000	12/06/2019
2	3 Banff Rd WINTER VALLEY 3358	\$174,000	27/03/2019
3	13 Cortina Dr WINTER VALLEY 3358	\$174,000	01/04/2019

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:

29/10/2019 17:01

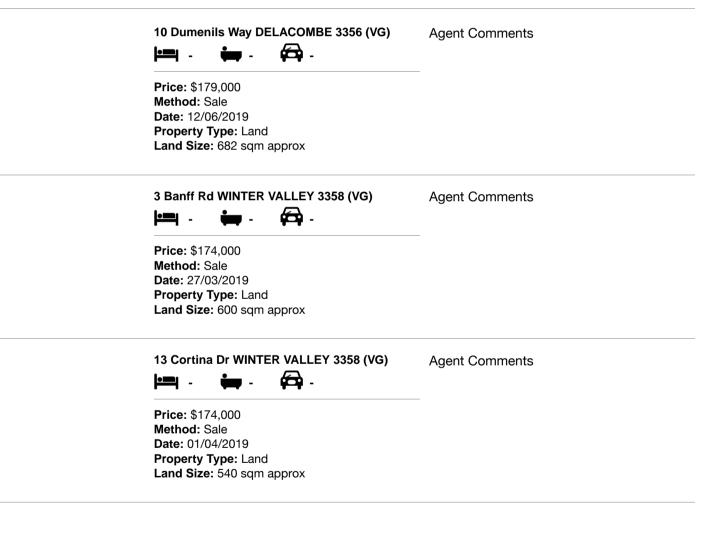






Property Type: Agent Comments Indicative Selling Price \$179,000 Median Land Price 29/10/2018 - 28/10/2019: \$170,000

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

