

## 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	262 Humffray Street North, Ballarat East Vic 3350
---	---

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$299,000 & \$325,000

#### Median sale price

Median price \$290,000 House X Unit  Suburb or locality Ballarat East

Period - From 01/07/2016 to 30/06/2017 Source REIV

#### 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	168 Humffray St.N BALLARAT EAST 3350	\$321,000	04/04/2017
2	111 Humffray St.N BALLARAT EAST 3350	\$320,000	17/02/2017
3	145b Humffray St.N BALLARAT EAST 3350	\$307,000	06/06/2017

**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.~~



 3    1    2

Rooms: 4  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$299,000 - \$325,000  
**Median House Price**  
Year ending June 2017: \$290,000

This 3 bedroom period home is the perfect opportunity to enter the central Ballarat property market. With a newly renovated kitchen, with 900mm oven and new cabinetry. New floor coverings and polished floorboards add a homely finish to the home. Add central ducted heating and a split system and you have a home ideal for first home buyers, owner occupiers or investors. For your inspection please call Jamie Gepp 0459 201 710.

## Comparable Properties



168 Humffray St.N BALLARAT EAST 3350  
(REI/VG)

Agent Comments

 3    1    2

Price: \$321,000  
Method: Private Sale  
Date: 04/04/2017  
Rooms: 4  
Property Type: House  
Land Size: 438 sqm approx



111 Humffray St.N BALLARAT EAST 3350  
(REI/VG)

Agent Comments

 4    1    1

Price: \$320,000  
Method: Private Sale  
Date: 17/02/2017  
Rooms: 9  
Property Type: House  
Land Size: 423 sqm approx



145b Humffray St.N BALLARAT EAST 3350  
(REI)

Agent Comments

 3    2    1

Price: \$307,000  
Method: Private Sale  
Date: 06/06/2017  
Rooms: 5  
Property Type: House