



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
March quarter 2017: \$268,750

This property is unique to this area and for this reason 3 properties that are similar could not be found.

## Comparable Properties



**107 Errard St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments



**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 28/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**21 Falkirk Rd NERRINA 3350 (REI)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 28/10/2016  
**Rooms:** 6  
**Property Type:** House

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.

## 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

7 Highvista Grove, 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

\$1,300,000

&amp;

\$1,430,000

**Median sale price**

Median price

\$268,750

House

X

Suburb or locality

Ballarat East

Period - From

01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

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.