

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress Including suburb and postcode
73a Victoria Street, Ballarat East Vic 3350**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$370,000

Median sale price

Median price \$315,000 House X Unit Suburb Ballarat East

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	213 Dawson St.S BALLARAT CENTRAL 3350	\$398,000	12/07/2017
2	9/1015-1017 Gregory St LAKE WENDOUREE 3350	\$360,000	14/07/2017
3	73a Victoria St BALLARAT EAST 3350	\$340,000	21/04/2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$350,000 - \$370,000

Median House Price

June quarter 2017: \$315,000



2 1 1

Rooms:

Property Type: Townhouse (Res)

Land Size: 118 sqm approx

Agent Comments

Comparable Properties



213 Dawson St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$398,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: House

9/1015-1017 Gregory St LAKE WENDOUREE 3350 (REI)

Agent Comments

- - -

Price: \$360,000

Method: Private Sale

Date: 14/07/2017

Rooms: -

Property Type: Townhouse (Res)



73a Victoria St BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$340,000

Method: Private Sale

Date: 21/04/2016

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 118 sqm approx