1/244 York Street, Ballarat East Vic 3350

<u>Harcourts</u>





Rooms: Property Type: Townhouse (Single) Agent Comments Jan Millar 03 5333 1144 0419 581 569 jan.millar@harcourts.com.au

Indicative Selling Price \$220,000 Median House Price June quarter 2017: \$315,000

Comparable Properties



1/219 Victoria St BALLARAT EAST 3350 (REI) Agent Comments



Price: \$228,000 Method: Private Sale Date: 01/06/2016 Rooms: 3 Property Type: Unit



3/111 Leith St REDAN 3350 (REI)

9/66 Albert St SEBASTOPOL 3356 (REI)



Price: \$218,500 Method: Private Sale Date: 25/05/2017 Rooms: 3 Property Type: Unit

Agent Comments

Agent Comments



Price: \$200,000 Method: Private Sale Date: 17/03/2017 Rooms: -Property Type: Unit

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

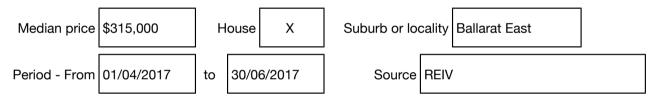
Address Including suburb or locality andpostcode 1/244 York Street, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$220,000

Median sale price



Comparable property sales

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
1/219 Victoria St BALLARAT EAST 3350	\$228,000	01/06/2016
3/111 Leith St REDAN 3350	\$218,500	25/05/2017
9/66 Albert St SEBASTOPOL 3356	\$200,000	17/03/2017

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