

Jan Millar  
03 5333 1144  
0419 581 569  
jan.millar@harcourts.com.au



 2    1    1

**Rooms:**  
**Property Type:** Townhouse  
(Single)  
Agent Comments

**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

 2    1    1

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



3/111 Leith St REDAN 3350 (REI)   Agent Comments

 2    1    1

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



9/66 Albert St SEBASTOPOL 3356 (REI)   Agent Comments

 2    1    1

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

## 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  
1/244 York Street, 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)

Single price \$220,000

**Median sale price**

Median price \$315,000

House X

Suburb or locality Ballarat East

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

Source REIV

**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   |