

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

97 Scott Parade, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$425,000

&

\$449,000

Median sale price

Median price

\$302,500

House

X

Unit

Suburb or locality

Ballarat East

Period - From

01/07/2017

to

30/09/2017

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	210 Humffray St.N BALLARAT EAST 3350	\$435,000	10/05/2017
2	115 Scott Pde BALLARAT EAST 3350	\$425,000	03/03/2017
3	34a Corbett St BALLARAT EAST 3350	\$415,000	04/10/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$425,000 - \$449,000
Median House Price
September quarter 2017: \$302,500

Comparable Properties



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

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 10/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 481 sqm approx



115 Scott Pde BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 03/03/2017
Rooms: 12
Property Type: House
Land Size: 354 sqm approx



34a Corbett St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 04/10/2017
Rooms: -
Property Type: Townhouse (Single)
Land Size: 257 sqm approx