

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/5 Balmoral Drive, Ballarat East Vic 3350

Indicative selling price

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

Range between \$345,000 & \$355,000

Median sale price

Median price \$375,000 Property Type House Suburb Ballarat East

Period - From 01/07/2019 to 30/06/2020 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	4 Gum View CI BROWN HILL 3350	\$359,000	03/08/2020
2	115 Larter St BALLARAT EAST 3350	\$350,000	21/07/2020
3	239 York St BALLARAT EAST 3350	\$346,000	20/04/2020

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.~~

This Statement of Information was prepared on:

16/09/2020 10:19

5/5 Balmoral Drive, Ballarat East Vic 3350



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Indicative Selling Price

\$345,000 - \$355,000

Median House Price

Year ending June 2020: \$375,000



Property Type:

Agent Comments

Comparable Properties

4 Gum View CI BROWN HILL 3350 (VG)

Agent Comments



Price: \$359,000

Method: Sale

Date: 03/08/2020

Property Type: Flat/Unit/Apartment (Res)



115 Larter St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$350,000

Method: Sale by Tender

Date: 21/07/2020

Property Type: House

Land Size: 645 sqm approx



239 York St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$346,000

Method: Sale

Date: 20/04/2020

Property Type: House (Res)

Land Size: 634 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.