

## 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

6 Dye Parade, 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)

Range between \$425,000

&

\$450,000

#### Median sale price

Median price \$329,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/04/2018

to

30/06/2018

Source REIV

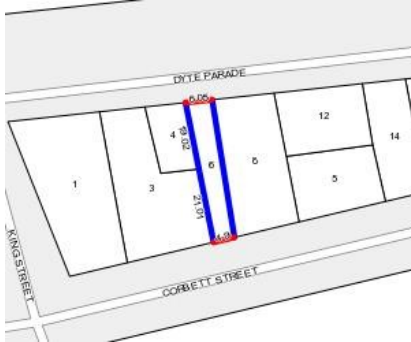
#### Comparable property sales (\*Delete A or B below as applicable)

**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	10 Clarendon St SOLDIERS HILL 3350	\$450,000	15/09/2018
2	603 Bond St GOLDEN POINT 3350	\$431,500	09/07/2018
3	95 Scott Pde BALLARAT EAST 3350	\$425,000	17/04/2018

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:** House (Previously Occupied - Detached)

**Land Size:** 249 sqm approx

Agent Comments

## Comparable Properties



**10 Clarendon St SOLDIERS HILL 3350 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 1020 sqm approx



**603 Bond St GOLDEN POINT 3350 (REI/VG)**

Agent Comments



**Price:** \$431,500

**Method:** Private Sale

**Date:** 09/07/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 520 sqm approx



**95 Scott Pde BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 17/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 522 sqm approx