

## 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

105 Webb Avenue, 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 \$215,000

&

\$230,000

#### Median sale price

Median price \$290,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2016

to

30/06/2017

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	7 Gray St BALLARAT EAST 3350	\$225,000	10/04/2017
2	113 Webb Av BALLARAT EAST 3350	\$218,000	26/08/2017
3	2 Callow St GOLDEN POINT 3350	\$215,000	14/02/2017

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.~~



2 -

**Rooms:**  
**Property Type:** House  
**Land Size:** 552 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$215,000 - \$230,000

**Median House Price**

Year ending June 2017: \$290,000

## Comparable Properties



**7 Gray St BALLARAT EAST 3350 (VG)**

**Agent Comments**

2 - -

**Price:** \$225,000  
**Method:** Sale  
**Date:** 10/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 395 sqm approx



**113 Webb Av BALLARAT EAST 3350 (REI)**

**Agent Comments**

3 1 2

**Price:** \$218,000  
**Method:** Private Sale  
**Date:** 26/08/2017  
**Rooms:** -  
**Property Type:** House (Res)

**2 Callow St GOLDEN POINT 3350 (VG)**

**Agent Comments**

2 - -

**Price:** \$215,000  
**Method:** Sale  
**Date:** 14/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 486 sqm approx