

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

159 Fussell Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$289,000

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	308 Fussell St BALLARAT EAST 3350	\$286,500	10/04/2017
2	625 Wilson St BALLARAT EAST 3350	\$285,000	18/09/2017
3	9 Maxlyn Av BALLARAT EAST 3350	\$277,000	07/06/2017

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.



3 1 2

Rooms:
Property Type: House
Land Size: 773 sqm approx
Agent Comments

Indicative Selling Price
\$289,000

Median House Price
September quarter 2017: \$302,500

Comparable Properties



308 Fussell St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 1 1

Price: \$286,500
Method: Private Sale
Date: 10/04/2017
Rooms: -
Property Type: House
Land Size: 1030 sqm approx



625 Wilson St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 1 3

Price: \$285,000
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 844 sqm approx



9 Maxlyn Av BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 1 2

Price: \$277,000
Method: Private Sale
Date: 07/06/2017
Rooms: -
Property Type: House
Land Size: 568 sqm approx