

## 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

829 York Street, 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 \$1,050,000

&amp;

\$1,100,000

**Median sale price**

Median price \$362,250

House

X

Unit

Suburb

Ballarat East

Period - From 01/07/2018

to

30/06/2019

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		
2		
3		

**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.



 4  2  4

**Rooms:** 8

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 10598 sqm approx

Agent Comments

Overlooking the State Forest yet only 4 kilometres to the Ballarat CBD, this perfectly presented property offers the luxuries of lifestyle living with the conveniences of town. Nestled amongst 2.6 acres of native bushland and established gardens, the property enjoys a private setting along with easy Melbourne access via the Western Hwy. The ranch style home comprises four bedrooms (inclusive of the master bedroom with ensuite) plus a spacious office. Generously proportioned – living areas include both formal living and family living rooms.

## Comparable Properties

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