

### 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

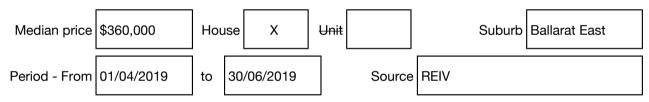
3/303 Nelson Street, Ballarat East Vic 3350 Id Ie

#### Indicative selling price

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

Range between	\$315,000	&	\$325,000
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#### Median sale price



#### 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	1/238 Humffray St.N BROWN HILL 3350	\$335,000	28/06/2019
2	2/504 Lydiard St.N SOLDIERS HILL 3350	\$315,000	25/04/2019
3	5/511 York St BALLARAT EAST 3350	\$310,000	21/05/2019

#### 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.

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

propertydata

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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. 3/303 Nelson Street, Ballarat East Vic 3350





Rooms: Property Type: Unit Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> Indicative Selling Price \$315,000 - \$325,000 Median House Price June quarter 2019: \$360,000

## **Comparable Properties**



1/238 Humffray St.N BROWN HILL 3350 (REI) Agent Comments



Price: \$335,000 Method: Private Sale Date: 28/06/2019 Rooms: -Property Type: House



2/504 Lydiard St.N SOLDIERS HILL 3350 (REI) Agent Comments



Price: \$315,000 Method: Private Sale Date: 25/04/2019 Rooms: -Property Type: Townhouse (Single)

5/511 York St BALLARAT EAST 3350 (VG)

Agent Comments



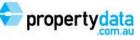
Price: \$310,000 Method: Sale Date: 21/05/2019 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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