

## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$315,000 & \$325,000

### Median sale price

Median price \$360,000 House X Unit Suburb Ballarat East

Period - From 01/04/2019 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 | 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.



**Rooms:**

**Property Type:** Unit

Agent Comments

## 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)