

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

9 Coffield Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$360,000 & \$370,000

Median sale price

Median price \$435,000 Property Type House Suburb Ballarat East

Period - From 01/04/2020 to 30/06/2020 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 18 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	110 Webb Av BALLARAT EAST 3350	\$375,000	29/03/2020
2	161 Scott Pde BALLARAT EAST 3350	\$370,000	25/10/2019
3	42 Princes St.N BALLARAT EAST 3350	\$360,000	17/01/2020

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 18 months.~~

This Statement of Information was prepared on:

10/08/2020 14:17



 3  1  1

Property Type: House

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



110 Webb Av BALLARAT EAST 3350 (REI/VG) Agent Comments

 3  1  1

Price: \$375,000

Method: Private Sale

Date: 29/03/2020

Rooms: 4

Property Type: House (Res)

Land Size: 665 sqm approx



161 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments

 3  1  1

Price: \$370,000

Method: Private Sale

Date: 25/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 750 sqm approx



42 Princes St.N BALLARAT EAST 3350 (REI) Agent Comments

 3  1  2

Price: \$360,000

Method: Private Sale

Date: 17/01/2020

Rooms: 4

Property Type: House (Res)

Land Size: 547 sqm approx