

## 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

308 Johns 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 \$325,000 & \$335,000

#### Median sale price

Median price \$362,500 House X Unit Suburb or locality Ballarat East

Period - From 01/07/2018 to 30/09/2018 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	236 Finch St BALLARAT EAST 3350	\$350,000	23/02/2018
2	129c Eureka St BALLARAT EAST 3350	\$335,000	24/09/2017
3	1/317 York St BALLARAT EAST 3350	\$300,000	05/12/2018

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.

308 Johns Street, Ballarat East Vic 3350



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**Indicative Selling Price**

\$335,000 - \$345,000

**Median House Price**

September quarter 2018: \$362,500



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**236 Finch St BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 23/02/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 287 sqm approx



**129c Eureka St BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 24/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 324 sqm approx



**1/317 York St BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$300,000

**Method:** Private Sale

**Date:** 05/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 395 sqm approx