

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 andpostcode

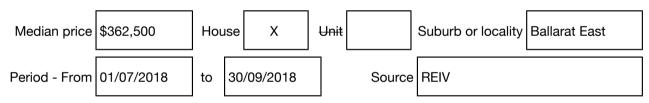
308 Johns Street, Ballarat East Vic 3350 , , ,

Indicative selling price

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

Range between	\$325,000	&	\$335,000
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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 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.

Ad	dress 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.

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.



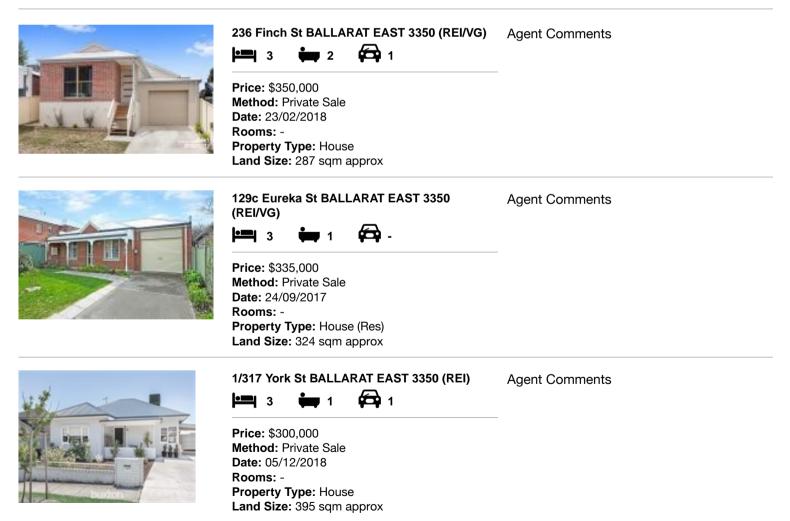




Rooms: Property Type: Agent Comments 03 5330 0500 0439 302 288 nathan@ballaratpropertygroup.com.au

Indicative Selling Price \$335,000 - \$345,000 Median House Price September quarter 2018: \$362,500

Comparable Properties



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