

### 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 1006a Eyre Street, Ballarat Central Vic 3350 Including suburb and postcode

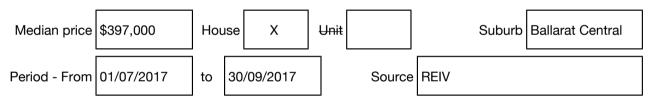
#### Indicative selling price

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

Range between \$385,000

&

#### Median sale price



\$420.000

#### 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	5 Inkerman St NEWINGTON 3350	\$415,000	14/10/2017
2	19 Inkerman St NEWINGTON 3350	\$410,000	16/08/2017
3	306 Windermere St BALLARAT CENTRAL 3350	\$408,000	23/09/2017

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.



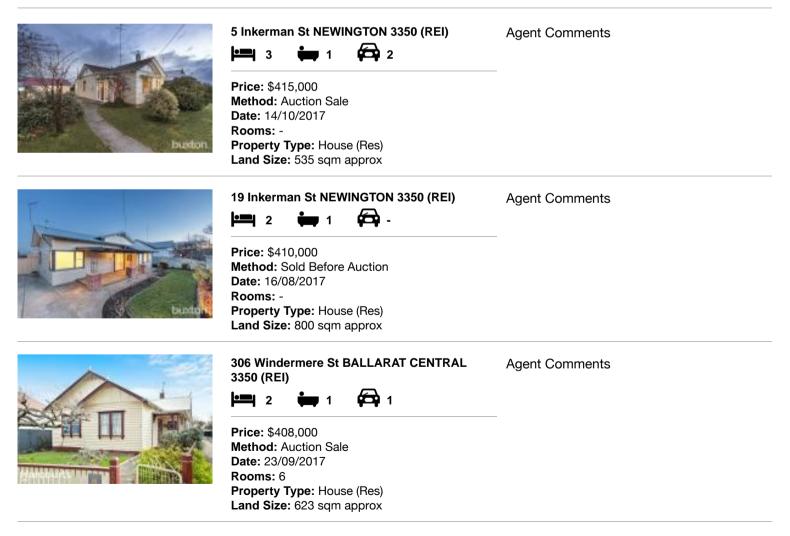






Rooms: Property Type: House Land Size: 469 sqm approx Agent Comments Indicative Selling Price \$385,000 - \$420,000 Median House Price September quarter 2017: \$397,000

## **Comparable Properties**



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