

## 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

1006a Eyre Street, Ballarat Central 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 \$385,000 & \$420,000

#### Median sale price

Median price \$397,000 House X Unit Suburb Ballarat Central

Period - From 01/07/2017 to 30/09/2017 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	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.



3   1   0

**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



**5 Inkerman St NEWINGTON 3350 (REI)**

**Agent Comments**

3   1   2

**Price:** \$415,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**19 Inkerman St NEWINGTON 3350 (REI)**

**Agent Comments**

2   1   -

**Price:** \$410,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx



**306 Windermere St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$408,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx