

## 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

3/237 York 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 \$280,000

&amp;

\$290,000

**Median sale price**

Median price \$337,200

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/10/2017

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	1/11 Cecile Ct BALLARAT EAST 3350	\$295,557	14/06/2018
2	1/232 Humffray St.N BROWN HILL 3350	\$285,000	04/07/2018
3	1/4 Gordon St BALLARAT EAST 3350	\$282,000	21/12/2017

**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.

Brooke Reynolds

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**Indicative Selling Price**

\$280,000 - \$290,000

**Median House Price**

Year ending September 2018: \$337,200



2   
 1   
 1

**Rooms:** 4**Property Type:**

Agent Comments

Beautifully presented and spacious these units will be sure to impress. Both unit 3 & 4 offer 2 generous bedrooms, large living areas, open plan kitchen/meals with stainless steel appliances and dishwasher, spacious bathrooms with separate baths, showers and vanities & separate laundries. They both include ducted heating, quality fittings, single garage, and low maintenance yard. They both offer private yards with well thought out landscaping. Within walking distance to the CBD.

## Comparable Properties

**1/11 Cecile Ct BALLARAT EAST 3350 (VG)**

Agent Comments

2   
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**Price:** \$295,557**Method:** Sale**Date:** 14/06/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**1/232 Humffray St.N BROWN HILL 3350 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$285,000**Method:** Private Sale**Date:** 04/07/2018**Rooms:** 3**Property Type:** Flat/Unit/Apartment (Res)**Land Size:** 320 sqm approx**1/4 Gordon St BALLARAT EAST 3350 (REI/VG)** Agent Comments

2   
 1   
 1

**Price:** \$282,000**Method:** Private Sale**Date:** 21/12/2017**Rooms:** -**Property Type:** Townhouse (Res)