

## 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

24 Hunt 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 \$285,000 & \$295,000

#### Median sale price

Median price \$302,500 House ☒ Unit ☐ Suburb or locality Ballarat East

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 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	105 Scott Pde BALLARAT EAST 3350	\$297,000	25/11/2017
2	103 Stawell St.N BALLARAT EAST 3350	\$290,000	16/12/2016
3	142 Eureka St BALLARAT EAST 3350	\$286,000	07/08/2017

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.



 2    1    1

**Rooms:**

**Property Type:** House

**Land Size:** 168 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$285,000 - \$295,000

**Median House Price**

September quarter 2017: \$302,500

## Comparable Properties



**105 Scott Pde BALLARAT EAST 3350 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$297,000

**Method:** Private Sale

**Date:** 25/11/2017

**Rooms:** -

**Property Type:** House



**103 Stawell St.N BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 16/12/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 387 sqm approx



**142 Eureka St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

 2    1    2

**Price:** \$286,000

**Method:** Private Sale

**Date:** 07/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 390 sqm approx