

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

312a Specimen Vale South, Eureka Vic 3350

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$345,000

Property Type House

Suburb Eureka

Period - From 08/01/2019

to 07/01/2020

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 18 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	200 Victoria St BALLARAT EAST 3350	\$2,350,800	10/01/2019
2	419a York St BALLARAT EAST 3350	\$390,000	21/12/2018
3	33 Otway St.S BALLARAT EAST 3350	\$150,000	01/03/2019

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 18 months.~~

This Statement of Information was prepared on:

08/01/2020 12:48



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
08/01/2019 - 07/01/2020: \$345,000

Comparable Properties



200 Victoria St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$2,350,800
Method: Sale
Date: 10/01/2019
Property Type: Development Site (Commercial)
Land Size: 7836 sqm approx



419a York St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 21/12/2018
Property Type: Hobby Farm < 20 ha
Land Size: 4763 sqm approx



33 Otway St.S BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$150,000
Method: Sale
Date: 01/03/2019
Property Type: Land
Land Size: 361 sqm approx