

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/318 Kline Street, Ballarat East 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$240,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$246,200

\*House

\*Unit

X

Suburb  
or locality

Ballarat East

Period - From

20/11/2016

to

20/11/2017

Source

CoreLogic

### Comparable property sales

**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
1/244 York Street, Ballarat East 3350	\$215,000	10/10/2017
1/317 Kline Street, Ballarat East 3350	\$215,000	20/10/2016
2/244 York Street, Ballarat East 3350	\$210,000	27/10/2017