

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

2/5 Castle Court, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$219,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb

Ballarat East

Period - From

01/10/2017

to

31/12/2017

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 | 1/60 Gent St BALLARAT EAST 3350 | \$238,000 | 05/02/2018 |
| 2 | 2/314 Humffray St.N BROWN HILL 3350 | \$235,000 | 14/11/2017 |
| 3 | 13 Latitude Ct BALLARAT EAST 3350 | \$218,000 | 01/11/2017 |

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.



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price

\$219,000

Median House Price

December quarter 2017: \$330,000

Comparable Properties



1/60 Gent St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$238,000
Method: Private Sale
Date: 05/02/2018
Rooms: -
Property Type: Unit



2/314 Humffray St.N BROWN HILL 3350 (REI)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 14/11/2017
Rooms: 8
Property Type: Unit



13 Latitude Ct BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$218,000
Method: Private Sale
Date: 01/11/2017
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 5532 sqm approx