

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

236 Finch Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 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	518 Finch St BALLARAT EAST 3350	\$378,579	15/05/2017
2	3 Gordon St BALLARAT EAST 3350	\$370,000	23/11/2017
3	10 Gordon St BALLARAT EAST 3350	\$348,000	23/10/2017

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.



3 2 1

Rooms:

Property Type: Land

Agent Comments

Comparable Properties



518 Finch St BALLARAT EAST 3350 (VG)

Agent Comments

3 - -

Price: \$378,579

Method: Sale

Date: 15/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 536 sqm approx



3 Gordon St BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$370,000

Method: Private Sale

Date: 23/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 548 sqm approx

10 Gordon St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$348,000

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 473 sqm approx