

0424 179 188

#### Statement of Information

chris@ballaratpropertygroup.com.au

## Single residential property located outside the Melbourne metropolitan area

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## Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb or locality andpostcode	236 Finch Street, Ballarat East Vic 3350
Indicative selling price	ce
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

## Median sale price

Range between \$345,000

Median price	\$315,000	Hou	ıse	х	Unit		Suburb or locality	Ballarat East
Period - From	01/01/2017	to	31,	/12/2017		Source	REIV	

\$365,000

### 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.

Add	dress 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.





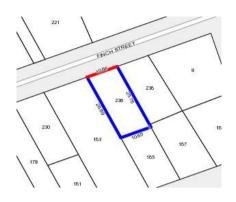
Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

**Indicative Selling Price** \$345,000 - \$365,000 **Median House Price** 

Year ending December 2017: \$315,000

Rooms: Property Type: Land

**Agent Comments** 



# Comparable Properties







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)



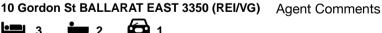
Price: \$370.000 Method: Private Sale Date: 23/11/2017

Rooms: -

Property Type: House (Res) Land Size: 548 sqm approx

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Price: \$348,000 Method: Private Sale Date: 23/10/2017 Rooms: -

Property Type: House (Res) Land Size: 473 sqm approx

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**Agent Comments** 

Agent Comments