

# 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

1/318 Kline Street, Ballarat East Vic 3350

### Indicative selling price

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

Range between \$275,000 & \$295,000

### Median sale price

Median price \$321,900 Property Type Unit Suburb Ballarat East

Period - From 01/12/2019 to 30/11/2020 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	1/711 Eureka St BALLARAT EAST 3350	\$280,000	20/07/2020
2	4/14 Stawell St.S BALLARAT EAST 3350	\$275,000	22/10/2020
3			

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.~~

This Statement of Information was prepared on: 01/12/2020 17:01

1/318 Kline Street, Ballarat East Vic 3350



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$275,000 - \$295,000  
**Median Unit Price**  
01/12/2019 - 30/11/2020: \$321,900

## Comparable Properties



**1/711 Eureka St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 20/07/2020  
**Property Type:** Unit  
**Land Size:** 237 sqm approx



**4/14 Stawell St.S BALLARAT EAST 3350 (REI)**

Agent Comments

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**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 22/10/2020  
**Property Type:** House  
**Land Size:** 212 sqm approx

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.