

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

5/405 Eureka Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$240,000

or range between

\$*

&

\$

Median sale price

Median price

\$272,500

*House

*Unit

X

Suburb
or locality

Ballarat Central

Period - From

01/04/2017

to

31/03/2018

Source

REIV

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 |
|--|-----------|--------------|
| 2/405 Eureka Street, Eureka 3350 | \$240,000 | 25/05/2018 |
| 2/1 Canterbury Street, Brown Hill 3350 | \$240,000 | 15/05/2018 |
| 1/60 Gent Street, Ballarat East 3350 | \$238,000 | 05/02/2018 |