

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

1 Latitude Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$235,000

&

\$255,000

Median sale price

Median price \$282,000

House

Unit

X

Suburb or locality

Ballarat East

Period - From 01/07/2017

to

30/06/2018

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	2/237 York St BALLARAT EAST 3350	\$282,500	06/07/2018
2	3/317 York St BALLARAT EAST 3350	\$275,000	10/05/2018
3	2/2 Macdonald St BALLARAT EAST 3350	\$229,000	13/04/2018

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.



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Rooms:**Property Type:** House**Land Size:** 165 sqm approx

Agent Comments

From raised ceiling's to capture the natural light, to the private peaceful courtyard, this townhouse has a lot more to offer than meets the eye. Beautifully maintained, the home gives a sense of comfort as soon as you step foot through the door. The two way bathroom gives the feel of an ensuite, making it the perfect home for the professional couple / young family. Investors can also get excited, with an appraised rental return of \$270 per week, the numbers add up! Both central heating and a reverse cycle split system ensure comfort no matter the season.

Comparable Properties

**2/237 York St BALLARAT EAST 3350 (VG)**

Agent Comments

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Price: \$282,500**Method:** Sale**Date:** 06/07/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**2/2 Macdonald St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

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Price: \$229,000**Method:** Private Sale**Date:** 13/04/2018**Rooms:** -**Property Type:** Unit