

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

14 Queen Street South, Ballarat East, VIC 3350

### Indicative selling price

\$ 245,000 - \$265,000

Range between

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

### Median sale price

Median price  
\$ 347,500

House

\*Delete house or unit as applicable

Suburb  
BALLARAT EAST

Period  
24/12/2017 - 24/06/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



321 NICHOLSON STREET  
BLACK HILL

3 1 2

Normal Sale \$240,000  
Date Sold 24/09/2018  
Land 688 sqm



1/303 NELSON STREET  
BALLARAT EAST

2 1 1

Normal Sale \$285,000  
Date Sold 12/10/2018  
Land 331 sqm



105 YORK STREET  
GOLDEN POINT

3 1 1

Normal Sale \$253,000  
Date Sold 06/09/2018  
Land 305 sqm