

## 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

8 East Street North, 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 \$350,000

&

\$360,000

#### Median sale price

Median price \$272,000

House

Unit

X

Suburb or locality

Ballarat East

Period - From 01/07/2016

to 30/06/2017

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	1/1416a Gregory St LAKE WENDOUREE 3350	\$365,000	01/08/2017
2	1/1313 Mair St BALLARAT CENTRAL 3350	\$351,000	06/08/2016
3	1/109 Ripon St BALLARAT CENTRAL 3350	\$350,000	20/04/2017

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.~~

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**Indicative Selling Price**

\$350,000 - \$360,000

**Median Unit Price**

Year ending June 2017: \$272,000



2 1 1

**Rooms:**

**Property Type:** Townhouse  
(Single)

**Land Size:** 156 sqm approx

**Agent Comments**

## Comparable Properties



**1/1416a Gregory St LAKE WENDOUREE 3350 (REI)**

**Agent Comments**

2 2 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



**1/1313 Mair St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$351,000

**Method:** Auction Sale

**Date:** 06/08/2016

**Rooms:** -

**Property Type:** Unit

**Land Size:** 260 sqm approx

**1/109 Ripon St BALLARAT CENTRAL 3350 (VG)**

**Agent Comments**

2 - -

**Price:** \$350,000

**Method:** Sale

**Date:** 20/04/2017

**Rooms:** -

**Property Type:** House (Res)