

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

1/317 York Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$275,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

Ballarat East

Period - From

01/04/2017

to

30/06/2017

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	313 Clayton St CANADIAN 3350	\$265,000	27/02/2017
2	119 Scott Pde BALLARAT EAST 3350	\$272,000	30/06/2017
3	121 Eureka St BALLARAT EAST 3350	\$275,000	06/09/2016

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.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



313 Clayton St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 27/02/2017

Rooms: 4

Property Type: House

Land Size: 406 sqm approx



119 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$272,000

Method: Private Sale

Date: 30/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 367 sqm approx



121 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$275,000

Method: Auction Sale

Date: 06/09/2016

Rooms: 4

Property Type: House

Land Size: 397 sqm approx