

03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

Address	1/317 York Street, Ballarat East Vic 3350
Including suburb and	
postcode	

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	Hou	se 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





Generated: 16/10/2017 14:04



Sean Toohey 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$275,000 **Median House Price** June quarter 2017: \$315,000





Property Type: Agent Comments

Comparable Properties



313 Clayton St CANADIAN 3350 (REI/VG)

Price: \$265,000 Method: Private Sale Date: 27/02/2017 Rooms: 4

-- 3

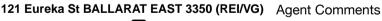
Property Type: House Land Size: 406 sqm approx **Agent Comments**

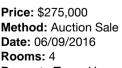


119 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments

Property Type: House (Res) Land Size: 367 sqm approx

Price: \$272,000 Method: Private Sale Date: 30/06/2017 Rooms: 4





Property Type: House Land Size: 397 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





Generated: 16/10/2017 14:04