

## 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 Cecile Court, 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)

Single price \$355,000

#### Median sale price

Median price \$351,250 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/10/2018 to 31/12/2018 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	3 Bentley PI BALLARAT EAST 3350	\$347,500	05/02/2019
2	2a Brinkley Av WENDOUREE 3355	\$347,500	25/01/2019
3	17 Cecile Ct BALLARAT EAST 3350	\$330,000	17/03/2018

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.

8 Cecile Court, Ballarat East Vic 3350



Lisa Eden-Horvat  
03 5330 0500  
0400 533 667

lisae@ballaratpropertygroup.com.au

**Indicative Selling Price**

\$355,000

**Median House Price**

December quarter 2018: \$351,250



3   2   1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 591 sqm approx

**Agent Comments**

## Comparable Properties



**3 Bentley PI BALLARAT EAST 3350 (REI)**

**Agent Comments**

3   2   1

**Price:** \$347,500

**Method:** Private Sale

**Date:** 05/02/2019

**Rooms:** 5

**Property Type:** House (Res)



**2a Brinkley Av WENDOUREE 3355 (REI)**

**Agent Comments**

3   2   1

**Price:** \$347,500

**Method:** Private Sale

**Date:** 25/01/2019

**Rooms:** -

**Property Type:** House



**17 Cecile Ct BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$330,000

**Method:** Private Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 343 sqm approx