

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

5 Latitude Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$255,000 & \$265,000

Median sale price

Median price \$275,000 House Unit X Suburb or locality Ballarat East

Period - From 01/01/2018 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	1/204 Larter St GOLDEN POINT 3350	\$260,000	08/02/2019
2	2/221 York St BALLARAT EAST 3350	\$256,000	20/03/2019
3	1 Latitude Ct BALLARAT EAST 3350	\$256,000	26/10/2018

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.

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Indicative Selling Price

\$255,000 - \$265,000

Median Unit Price

Year ending December 2018: \$275,000



2
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Rooms:**Property Type:** Townhouse (Res)

Agent Comments

On stepping inside the front entry, the raised 3.6 meter ceilings with high fit windows will give you a sense of space and light. With 2 bedrooms both with built in robes and a two way bathroom, it continues the flowing floor plan. The open plan kitchen / meals / living zone provides plenty of space for both relaxing and entertaining, the rear private decked courtyard is low maintenance and flows from the living zones. Keep comfortable all year round with both central heating and reverse cycle air conditioner as well as bonus air transfer system.

Comparable Properties



1/204 Larter St GOLDEN POINT 3350 (REI/VG) Agent Comments

2
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 1

Price: \$260,000**Method:** Private Sale**Date:** 08/02/2019**Rooms:** 3**Property Type:** Unit

2/221 York St BALLARAT EAST 3350 (REI) Agent Comments

2
 1
 1

Price: \$256,000**Method:** Private Sale**Date:** 20/03/2019**Rooms:** -**Property Type:** Townhouse (Single)

1 Latitude Ct BALLARAT EAST 3350 (REI/VG) Agent Comments

2
 1
 1

Price: \$256,000**Method:** Private Sale**Date:** 26/10/2018**Rooms:** -**Property Type:** House**Land Size:** 164 sqm approx