

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

23 Glazebrook Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$329,000 House X Unit Suburb or locality Ballarat East

Period - From 01/04/2018 to 30/06/2018 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	205 Crompton St SOLDIERS HILL 3350	\$359,000	03/08/2018
2	507 Bond St GOLDEN POINT 3350	\$335,150	03/07/2018
3	630 Barkly St GOLDEN POINT 3350	\$335,000	18/07/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 567 sqm approx

Agent Comments

Comparable Properties



205 Crompton St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$359,000

Method: Private Sale

Date: 03/08/2018

Rooms: 3

Property Type: House (Res)



507 Bond St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$335,150

Method: Private Sale

Date: 03/07/2018

Rooms: -

Property Type: House

Land Size: 574 sqm approx



630 Barkly St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: House