

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

605 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb or locality

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 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	518 York St BALLARAT EAST 3350	\$650,000	03/01/2017
2	253a Victoria St BALLARAT EAST 3350	\$600,000	01/07/2016
3	37 Queen St.S EUREKA 3350	\$537,500	15/06/2017

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: 941 sqm approx

Agent Comments

Indicative Selling Price

\$570,000

Median House Price

June quarter 2017: \$315,000

Comparable Properties



518 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 03/01/2017

Rooms: 6

Property Type: House

Land Size: 4500 sqm approx



253a Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 01/07/2016

Rooms: 8

Property Type: House (Res)

Land Size: 535 sqm approx



37 Queen St.S EUREKA 3350 (REI)

Agent Comments



Price: \$537,500

Method: Private Sale

Date: 15/06/2017

Rooms: -

Property Type: House (Res)