

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

15 Rowe Street, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$340,000

House

X

Unit

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	16 Baird St BALLARAT CENTRAL 3350	\$320,000	03/10/2018
2	323 Peel St.N BLACK HILL 3350	\$316,500	09/01/2019
3	709 Howard St SOLDIERS HILL 3350	\$305,000	27/11/2018

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: 351 sqm approx

Agent Comments

Comparable Properties



16 Baird St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 03/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 412 sqm approx



323 Peel St.N BLACK HILL 3350 (REI)

Agent Comments



Price: \$316,500

Method: Private Sale

Date: 09/01/2019

Rooms: -

Property Type: House

Land Size: 511 sqm approx



709 Howard St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 27/11/2018

Rooms: -

Property Type: House

Land Size: 462 sqm approx