

## 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

228 Peel Street North, 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)

Range between \$325,000 & \$355,000

#### Median sale price

Median price \$337,200 House  Unit  Suburb or locality Ballarat East

Period - From 01/10/2017 to 30/09/2018 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	506 Ligar St SOLDIERS HILL 3350	\$390,000	19/04/2018
2	318 Peel St.N BLACK HILL 3350	\$368,500	04/07/2017
3	405 Nicholson St BLACK HILL 3350	\$365,500	06/11/2017

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.

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**Indicative Selling Price**

\$325,000 - \$355,000

**Median House Price**

Year ending September 2018: \$337,200


 3   
  1   
  4

Rooms: 5

Property Type:

Agent Comments

Whether you're looking to develop, invest, renovate or live (with some work), we have your solution. Rarely will you see a block of this size, at this price range, so close to the CBD and train station. With 3 access points (Front, rear and side) the property lends itself to a simple development (STCA). The abundance of Shedding also offers the perfect start to your dream home. In need of work, the gorgeous façade leaves you with a perfect platform to start from, with the stunning established gardens offering such a peaceful environment so close to town!

## Comparable Properties



506 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 19/04/2018

Rooms: 4

Property Type: House

Land Size: 656 sqm approx



318 Peel St.N BLACK HILL 3350 (VG)

Agent Comments

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Price: \$368,500

Method: Sale

Date: 04/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx



405 Nicholson St BLACK HILL 3350 (REI/VG)

Agent Comments

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Price: \$365,500

Method: Private Sale

Date: 06/11/2017

Rooms: -

Property Type: House

Land Size: 841 sqm approx