



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/634 York St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$200,000

Method: Private Sale

Date: 25/07/2016

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 243 sqm



1/28 Gent St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$200,000

Method: Private Sale

Date: 02/05/2016

Rooms: 3

Property Type: Unit



13 Latitude Ct BALLARAT EAST 3350 (REI) Agent Comments



Price: \$200,000

Method: Private Sale

Date: 18/05/2016

Rooms: 3

Property Type: Unit

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

20 Latitude Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$220,000 & \$227,000

Median sale price

Median price \$227,000 Unit X Suburb or locality Ballarat East

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/634 York St BALLARAT EAST 3350	\$200,000	25/07/2016
1/28 Gent St BALLARAT EAST 3350	\$200,000	02/05/2016
13 Latitude Ct BALLARAT EAST 3350	\$200,000	18/05/2016