

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

101 Larter Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$335,000

&

\$360,000

Median sale price

Median price \$315,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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: 533 sqm approx

Agent Comments

Located only 1km to Ballarat's CBD and a stone's throw to Ballarat's iconic Sovereign Hill this is the perfect investment. Currently rented out at \$340 per week to fantastic tenants, this is your chance for a stress free investment. The home boasts 4 bedrooms all with built in robes, 2 bathrooms, a spacious open plan kitchen meals lounge area and a front formal living area. Further features include both heating and evaporative air conditioning and a single car remote control lock up garage. Don't miss this opportunity and call Sam today to book your inspection.

Comparable Properties

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