

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

213 Otway Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between \$335,000 & \$368,500

Median sale price

Median price \$355,000 Property Type House Suburb Ballarat East

Period - From 26/09/2018 to 25/09/2019 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 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
1	364 Rodier St BALLARAT EAST 3350	\$332,000	19/10/2018
2	58 King St.S BALLARAT EAST 3350	\$332,000	01/10/2018
3	362 Rodier St BALLARAT EAST 3350	\$330,000	30/10/2018

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 18 months.~~

This Statement of Information was prepared on:

26/09/2019 12:28



Property Type:

Agent Comments

Comparable Properties



364 Rodier St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$332,000

Method: Private Sale

Date: 19/10/2018

Rooms: 3

Property Type: House (Res)

Land Size: 853 sqm approx



58 King St.S BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$332,000

Method: Private Sale

Date: 01/10/2018

Property Type: House

Land Size: 790 sqm approx



362 Rodier St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 30/10/2018

Property Type: House (Res)

Land Size: 853 sqm approx