

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

16 Gordon Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$389,000

&

\$412,000

Median sale price

Median price \$362,250

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2018

to

30/06/2019

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 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	17 Eureka Tce BALLARAT EAST 3350	\$408,000	17/07/2019
2	10 Albion St GOLDEN POINT 3350	\$400,000	15/01/2019
3	4 George St BALLARAT EAST 3350	\$390,000	15/12/2018

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: 714 sqm approx

Agent Comments

Comparable Properties



17 Eureka Tce BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$408,000

Method: Private Sale

Date: 17/07/2019

Rooms: 6

Property Type: House (Res)

Land Size: 511 sqm approx



10 Albion St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 15/01/2019

Rooms: -

Property Type: House

Land Size: 790 sqm approx



4 George St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House

Land Size: 428 sqm approx