

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

6 Fossickers Grove, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$329,000

&

\$339,000

Median sale price

Median price

\$302,500

House

X

Unit

Suburb or locality

Ballarat East

Period - From

01/07/2017

to

30/09/2017

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	24 Bennett St CANADIAN 3350	\$340,000	20/04/2017
2	5 Cecile Ct BALLARAT EAST 3350	\$330,000	07/10/2017
3	3/511 York St BALLARAT EAST 3350	\$325,000	11/08/2017

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.~~



3 2 2

Rooms:

Property Type: House

Land Size: 405 sqm approx

Agent Comments

Comparable Properties



24 Bennett St CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$340,000

Method: Private Sale

Date: 20/04/2017

Rooms: 4

Property Type: House

Land Size: 348 sqm approx



5 Cecile Ct BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$330,000

Method: Private Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)



3/511 York St BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$325,000

Method: Private Sale

Date: 11/08/2017

Rooms: 4

Property Type: Unit