

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

95 Scott Parade, Ballarat East 3350

Indicative selling price

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

Single price \$* or range between \$430,000 & \$450,000

Median sale price

Median price \$310,000 *House ☒ *Unit ☐ Suburb or locality Ballarat East

Period - From 31/03/2017 to 31/03/2018 Source CoreLogic

Comparable property sales

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
102 Morres Street, Ballarat East 3350	\$452,500	13/03/2018
40 Dyte Parade, Ballarat East 3350	\$475,000	04/12/2017
118 Victoria Street, Ballarat East 3350	\$480,000	27/10/2017