

WE DELIVER RESULTS

STATEMENT OF INFORMATION

4 GEORGE STREET, BALLARAT EAST, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 GEORGE STREET, BALLARAT EAST, VIC  3  1  2

Indicative Selling Price

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

Single Price: **\$400,000**

MEDIAN SALE PRICE



BALLARAT EAST, VIC, 3350

Suburb Median Sale Price (House)

\$309,950

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



95 SCOTT PDE, BALLARAT EAST, VIC 3350  3  1  2

Sale Price

***\$425,000**

Sale Date: 19/04/2018

Distance from Property: 787m



13 QUEEN ST, BALLARAT EAST, VIC 3350  3  1  3

Sale Price

***\$385,000**

Sale Date: 01/03/2018

Distance from Property: 958m



409 GRANT ST, GOLDEN POINT, VIC 3350  3  1  2

Sale Price

***\$406,000**

Sale Date: 25/04/2018

Distance from Property: 1.3km



This report has been compiled on 22/05/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

4 GEORGE STREET, BALLARAT EAST, VIC 3350

Indicative selling price

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

Single Price:

\$400,000

Median sale price

Median price

\$309,950

House

X

Unit


Suburb

BALLARAT EAST

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
95 SCOTT PDE, BALLARAT EAST, VIC 3350	*\$425,000	19/04/2018
13 QUEEN ST, BALLARAT EAST, VIC 3350	*\$385,000	01/03/2018
409 GRANT ST, GOLDEN POINT, VIC 3350	*\$406,000	25/04/2018