

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 Otway Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$250,000

&

\$270,000

Median sale price*

Median price

\$250,000

Property Type

Vacant land

Suburb

Ballarat East

Period - From

01/07/2019

to

30/06/2020

Source

PriceFinder

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	14 Barkly St BALLARAT EAST 3350	\$250,000	12/07/2019
2			
3			

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.~~

This Statement of Information was prepared on:

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* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 9 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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Indicative Selling Price

\$250,000 - \$270,000

Median Vacant Land Price *

01/07/2019 - 30/06/2020: \$250,000

* Agent calculated median based on 9 sales



Property Type: Land

Land Size: 437 sqm approx

Agent Comments

Comparable Properties



14 Barkly St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$250,000

Method: Private Sale

Date: 12/07/2019

Property Type: Land (Res)

Land Size: 554 sqm approx

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.