

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

17 Cecile Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$325,000 & \$335,000

Median sale price

Median price \$330,000 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/10/2017 to 31/12/2017 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	5 Cecile Ct BALLARAT EAST 3350	\$330,000	07/10/2017
2	19b Glazebrook St BALLARAT EAST 3350	\$330,000	11/12/2017
3	104b Johns St BALLARAT EAST 3350	\$320,000	22/08/2017

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.

17 Cecile Court, Ballarat East Vic 3350

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Indicative Selling Price

\$325,000 - \$335,000

Median House Price

December quarter 2017: \$330,000



Rooms:

Property Type: Land

Land Size: 334 sqm approx

Agent Comments

Comparable Properties



5 Cecile Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 478 sqm approx



19b Glazebrook St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 11/12/2017

Rooms: -

Property Type: House

Land Size: 276 sqm approx



104b Johns St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$320,000

Method: Private Sale

Date: 22/08/2017

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 272 sqm approx