

sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
A Including sul locality andpo	burb or	To Editional Chross, Ballianat Edit 110 0000									
Indicative sell	ing price										
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between	n \$450,000		&		\$475,000						
Median sale price											
Median price	\$362,500	Но	ouse	Х	Unit		Suburb or locality	Ballarat East			
Period - From	01/07/2018	B to	30/	/09/2018		Source	REIV				

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Ad	dress of comparable property	Price	Date of sale
1	637 Bond St GOLDEN POINT 3350	\$466,000	02/10/2017
2	102 Morres St BALLARAT EAST 3350	\$452,500	10/03/2018
3	89a Humffray St.N BALLARAT EAST 3350	\$450,000	15/10/2018

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.





Sean Toohey 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$450,000 - \$470,000 **Median House Price** September quarter 2018: \$362,500



Property Type: House (Previously

Occupied - Detached) Land Size: 776 sqm approx

Agent Comments

Comparable Properties



637 Bond St GOLDEN POINT 3350 (REI/VG)

Price: \$466,000 Method: Private Sale Date: 02/10/2017

Rooms: -

Property Type: House Land Size: 504 sqm approx **Agent Comments**



102 Morres St BALLARAT EAST 3350 (REI/VG) Agent Comments

Price: \$452.500 Method: Auction Sale Date: 10/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 684 sqm approx



89a Humffray St.N BALLARAT EAST 3350

(REI/VG)

Price: \$450,000 Method: Private Sale Date: 15/10/2018

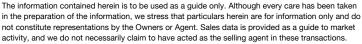
Rooms: -

Property Type: House Land Size: 428 sqm approx **Agent Comments**

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501







Generated: 05/12/2018 12:48