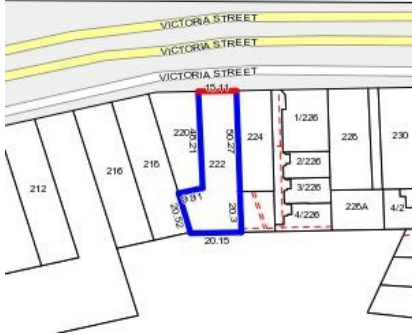




Subdivision Potential STCA



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1076 sqm

Agent Comments

Indicative Selling Price

\$310,000

Median House Price

March quarter 2017: \$268,750

Comparable Properties

507 Darling St REDAN 3350 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 21/01/2016

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm



404 York St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 03/04/2017

Rooms: 3

Property Type: House



336 Kline St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$282,500

Method: Private Sale

Date: 01/08/2016

Rooms: 3

Property Type: House (Res)

Land Size: 1053 sqm

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

222 Victoria Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$268,750

House

X

Suburb or locality

Ballarat East

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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
507 Darling St REDAN 3350	\$320,000	21/01/2016
404 York St BALLARAT EAST 3350	\$305,000	03/04/2017
336 Kline St BALLARAT EAST 3350	\$282,500	01/08/2016