



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**399 Morres Street,  
BALLARAT EAST 3350**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$215,000**

### Median sale price

Median **House** for **BALLARAT EAST** for period **Jun 2018 - May 2019**  
Sourced from **Corelogic**.

**\$345,000**

### 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 the most comparable to the property for sale.

**14a Otway Street North,**  
Ballarat East 3350

**Price \$202,000** Sold 30 July  
2017

**4/723 Tress Street,**  
Mount Pleasant 3350

**Price \$222,000** Sold 28  
August 2018

**13 Ron Court,**  
Canadian 3350

**Price \$199,950** Sold 15  
August 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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