

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

607 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From

01/04/2017

to

30/06/2017

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	704 Skipton St BALLARAT CENTRAL 3350	\$500,000	20/03/2017
2	618 Kline St CANADIAN 3350	\$473,002	28/05/2016
3	316 Clayton St CANADIAN 3350	\$260,000	13/01/2017

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.~~



Rooms:
Property Type: House (Res)
Land Size: 1617 sqm approx
Agent Comments

Indicative Selling Price
\$349,000
Median House Price
June quarter 2017: \$315,000

Comparable Properties



704 Skipton St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 20/03/2017
Rooms: -
Property Type: Land
Land Size: 2000 sqm approx



618 Kline St CANADIAN 3350 (VG)

Agent Comments



Price: \$473,002
Method: Sale
Date: 28/05/2016
Rooms: -
Property Type: Hobby Farm < 20 ha
Land Size: 5642 sqm approx



316 Clayton St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 13/01/2017
Rooms: -
Property Type: Land (Res)