

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

8 Catalina Court, Ballarat East 3350

Indicative selling price

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

Single price \$340,000

or range between \$*

&

\$

Median sale price

Median price \$272,000

*House x

*Unit

Suburb
or locality

Ballarat East

Period - From March 2017

to June 2017

Source REIV

Comparable property sales

A* 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
1/242 Victoria Street, Ballarat East 3350	\$345,000	23 May 2016
5 Nathanael Place, Ballarat East 3350	\$342,500	17 Feb 2017
17 Rebellion Place, Ballarat East 3350	\$320,000	15 Dec 2016