

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 89a Humffray Street North, Ballarat East Vic 3350

### Indicative selling price

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

Range between \$430,000 & \$460,000

### Median sale price

Median price \$329,000 House X Unit Suburb Ballarat East

Period - From 01/04/2018 to 30/06/2018 Source REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	813 Macarthur St BALLARAT CENTRAL 3350	\$450,000	13/05/2018
2	105 Humffray St.S BAKERY HILL 3350	\$440,000	26/06/2018
3	603 Bond St GOLDEN POINT 3350	\$431,500	09/07/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

89a Humffray Street North, Ballarat East Vic 3350

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**Indicative Selling Price**

\$430,000 - \$460,000

**Median House Price**

June quarter 2018: \$329,000



5   1   2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 429 sqm approx

Agent Comments

## Comparable Properties



**813 Macarthur St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 13/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 500 sqm approx



**105 Humffray St.S BAKERY HILL 3350 (REI)**

Agent Comments

4   1   -

**Price:** \$440,000

**Method:** Private Sale

**Date:** 26/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 366 sqm approx



**603 Bond St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

3   1   4

**Price:** \$431,500

**Method:** Private Sale

**Date:** 09/07/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 520 sqm approx