

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

108 Eyre Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$422,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2017

to

31/03/2018

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		
2		
3		

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.



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

This beautifully built and maintained early 1900's bungalow really is the epitome of style, sophistication and inner-city living. Just 2 blocks from the CBD and minutes' walk to the train station and local schooling this property has so much to offer! Accommodation includes 3 generous bedrooms all with original timber floors and plenty of storage; exquisite formal living with impressive features including plantation shutters, bay window, lead-light glass double doors, high ceilings, ornate cornice and polished timber floors. Formal dining room and elegantly designed new kitchen.

Comparable Properties

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