

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

105 Scott Parade, Ballarat East Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$265,000

&

\$285,000

Median sale price

Median price \$292,500

House

X

Unit

Suburb or locality Ballarat East

Period - From 01/10/2016

to

30/09/2017

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	103 Stawell St.N BALLARAT EAST 3350	\$290,000	16/12/2016
2	51 Lovenear Gr BALLARAT EAST 3350	\$270,000	21/09/2016
3	195 Scott Pde BALLARAT EAST 3350	\$265,000	22/12/2016

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.

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Indicative Selling Price

\$265,000 - \$285,000

Median House Price

Year ending September 2017: \$292,500

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 457 sqm approx

Agent Comments

Here is a charming 2 bedroom weatherboard house that makes you feel right at home the minute you walk through the door. In a popular Ballarat East location and close to schools, shops, parks and only minutes from the city centre, this home is perfect for the first home buyer, couple or investor. The house is in an immaculate condition with kitchen/dining area and separate lounge. Gas heating for those cool winter months plus split system a/c for all year round comfort. Both bedrooms are of a good size and come with BIR's. There is a central bathroom plus a 2nd toilet.

Comparable Properties

**103 Stawell St.N BALLARAT EAST 3350 (REI/VG)**

Agent Comments

**Price:** \$290,000**Method:** Private Sale**Date:** 16/12/2016**Rooms:** 4**Property Type:** House**Land Size:** 387 sqm approx**51 Loveneer Gr BALLARAT EAST 3350 (REI/VG)**

Agent Comments

**Price:** \$270,000**Method:** Private Sale**Date:** 21/09/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 547 sqm approx**195 Scott Pde BALLARAT EAST 3350 (VG)**

Agent Comments

**Price:** \$265,000**Method:** Sale**Date:** 22/12/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 535 sqm approx