

WE DELIVER RESULTS

STATEMENT OF INFORMATION

34A OTWAY STREET S, BALLARAT EAST, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



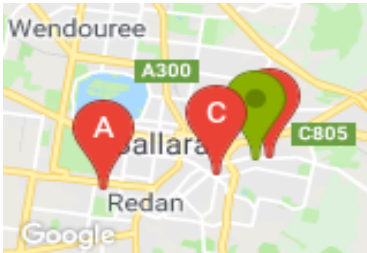
34A OTWAY STREET S, BALLARAT EAST,  4  1  5

Indicative Selling Price

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

Price Range: **\$400,000 to \$440,000**

MEDIAN SALE PRICE



BALLARAT EAST, VIC, 3350

Suburb Median Sale Price (House)

\$320,001

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



807 DARLING ST, REDAN, VIC 3350

 4  2  4

Sale Price

***\$421,500**

Sale Date: 05/02/2018

Distance from Property: 4km



417 EUREKA ST, EUREKA, VIC 3350

 3  1  2

Sale Price

***\$425,000**

Sale Date: 26/05/2018

Distance from Property: 409m



409 GRANT ST, GOLDEN POINT, VIC 3350

 3  1  2

Sale Price

***\$406,000**

Sale Date: 25/04/2018

Distance from Property: 1.1km



This report has been compiled on 04/07/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

34A OTWAY STREET S, BALLARAT EAST, VIC 3350

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$320,001

House

X

Unit

Suburb

BALLARAT EAST

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
807 DARLING ST, REDAN, VIC 3350	*\$421,500	05/02/2018
417 EUREKA ST, EUREKA, VIC 3350	*\$425,000	26/05/2018
409 GRANT ST, GOLDEN POINT, VIC 3350	*\$406,000	25/04/2018