

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

140 Joseph Street, Ballarat East Vic 3350

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

Range between \$275,000

&

\$300,000

Median sale price

Median price \$290,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2016

to

30/06/2017

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	262 Humffray Street Nth BALLARAT EAST 3350	\$309,500	21/09/2017
2	142 Eureka St BALLARAT EAST 3350	\$286,000	07/08/2017
3	9 Loveneear Gr BALLARAT EAST 3350	\$267,000	29/08/2017

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.



2 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$275,000 - \$300,000

Median House Price

Year ending June 2017: \$290,000

Great opportunity to secure a solid brick 2 bedroom home in the popular suburb of Canadian, Melbourne side of town and only minutes drive from the city centre. The home comprises of 2 bedrooms with a spacious lounge and kitchen with separate dining room or 2nd living area. There are two gas heaters to keep you cosy through the winter. Outside is plenty of room with heaps of storage, including outside laundry with 2nd toilet, bungalow, shed and garage. Situated on a good sized block of approximately 696m2 this property represents a great opportunity to renovate or develop!!

Comparable Properties



262 Humffray Street Nth BALLARAT EAST 3350 (REI)

Agent Comments

3 1 2

Price: \$309,500

Method: Private Sale

Date: 21/09/2017

Rooms: 4

Property Type: House



142 Eureka St BALLARAT EAST 3350 (REI)

Agent Comments

2 1 2

Price: \$286,000

Method: Private Sale

Date: 07/08/2017

Rooms: -

Property Type: House (Res)



9 Lovenear Gr BALLARAT EAST 3350 (REI)

Agent Comments

3 1 1

Price: \$267,000

Method: Private Sale

Date: 29/08/2017

Rooms: 6

Property Type: House

Land Size: 610 sqm approx