

Carmel Cricelli

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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

6 East Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$329,000

&

\$339,000

Median sale price

Median price \$277,000

House

Unit

X

Suburb or locality

Ballarat East

Period - From 01/01/2017

to

31/12/2017

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	8 East St.S BAKERY HILL 3350	\$355,000	12/10/2017
2	2A/79 Scott Pde BALLARAT EAST 3350	\$335,000	04/09/2017
3	69 Club Cr INVERMAY PARK 3350	\$320,000	01/09/2017

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.

6 East Street, Ballarat East Vic 3350

BLUE RIBBON BALLARAT

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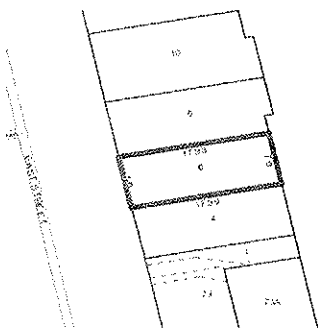
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Indicative Selling Price

\$329,000 - \$339,000

Median Unit Price

Year ending December 2017: \$277,000



 2  1  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 140 sqm approx

Agent Comments

Comparable Properties



8 East St, S BAKERY HILL 3350 (REI)

Agent Comments

 2  1  1

Price: \$355,000

Method: Private Sale

Date: 12/10/2017

Rooms: 3

Property Type: House

Land Size: 156 sqm approx



2A/79 Scott Pde BALLARAT EAST 3350 (REI)

Agent Comments

 2  2  1

Price: \$335,000

Method: Private Sale

Date: 04/09/2017

Rooms: 4

Property Type: Townhouse (Single)



69 Club Cr INVERMAY PARK 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$320,000

Method: Private Sale

Date: 01/09/2017

Rooms: -

Property Type: House

Land Size: 700 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.