



Statement of Information

Sections 47AF of the Estate Agents Act 1980

202 Nelson Street,
BALLARAT EAST 3350

Indicative selling price

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

Range \$245,000 - \$255,000

Median sale price

Median **House** for **BALLARAT EAST** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$284,000

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 the most comparable to the property for sale.

135 Scott Parade,
Ballarat East 3350

Price **\$236,000** Sold 10 August 2017

401 Morres Street,
Ballarat East 3350

Price **\$235,000** Sold 03 July 2017

8 Chamberlain Street,
Ballarat East 3350

Price **\$245,000** Sold 13 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 **Ray Brown**
PRDnationwide

03 5329 4622
0409 988 809
rayb@prdballarat.com.au



PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350