

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

2 King Street North, Ballarat East Vic 3350

Indicative selling price

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

Range between \$175,000

&

\$185,000

Median sale price

Median price \$329,000 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/04/2018

to

30/06/2018

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 | 105 Sim St BLACK HILL 3350 | \$165,000 | 06/06/2018 |
| 2 | 107a Sim St BLACK HILL 3350 | \$165,000 | 06/06/2018 |
| 3 | Lot 5/326 Clayton St CANADIAN 3350 | \$160,000 | 27/06/2018 |

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.



Rooms:

Property Type: Development Site (Res)

Land Size: 2770 sqm approx

Agent Comments

Indicative Selling Price

\$175,000 - \$185,000

Median House Price

June quarter 2018: \$329,000

Comparable Properties

105 Sim St BLACK HILL 3350 (VG)

Agent Comments



Price: \$165,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: Land

Land Size: 481 sqm approx



107a Sim St BLACK HILL 3350 (REI)

Agent Comments



Price: \$165,000

Method: Private Sale

Date: 06/06/2018

Rooms: -

Property Type: Land



Lot 5/326 Clayton St CANADIAN 3350 (REI)

Agent Comments



Price: \$160,000

Method: Private Sale

Date: 27/06/2018

Rooms: -

Property Type: Land (Res)

Land Size: 553 sqm approx