

## **STATEMENT OF INFORMATION**

1 MORRES STREET, BALLARAT EAST, VIC 3350

PREPARED BY MARK VORSTENBOSCH, RED CIRCLE REAL ESTATE BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 MORRES STREET, BALLARAT EAST, VIC**  3  1  -

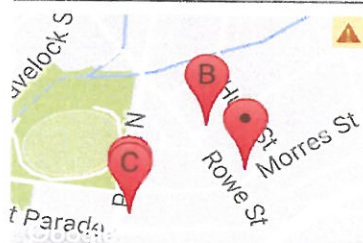
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$200,000 to \$220,000**

Provided by: Mark Vorstenbosch, Red Circle Real Estate Ballarat

## MEDIAN SALE PRICE




**BALLARAT EAST, VIC, 3350**

Suburb Median Sale Price (House)

**\$288,250**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## 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.



**206 PEEL ST, BALLARAT EAST, VIC 3350**  3  1  -

**Sale Price**

**\$207,000**

Sale Date: 21/04/2017

Distance from Property: 207m



**28 ROWE ST, BALLARAT EAST, VIC 3350**  3  2  1

**Sale Price**

**\$250,000**

Sale Date: 23/03/2017

Distance from Property: 106m



**204 PEEL ST, BALLARAT EAST, VIC 3350**  3  1  3

**Sale Price**

**\$210,500**

Sale Date: 22/11/2016

Distance from Property: 213m



This report has been compiled on 20/12/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

1 MORRES STREET, BALLARAT EAST, VIC 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$200,000 to \$220,000

#### Median sale price

Median price

\$288,250

House

X

Unit

Suburb

BALLARAT EAST

Period

01 October 2016 to 30 September  
2017

Source

 pricefinder

#### 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
206 PEEL ST, BALLARAT EAST, VIC 3350	\$207,000	21/04/2017
28 ROWE ST, BALLARAT EAST, VIC 3350	\$250,000	23/03/2017
204 PEEL ST, BALLARAT EAST, VIC 3350	\$210,500	22/11/2016