

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 or
locality and postcode

321 Richards Street, Ballarat East Vic 3350

Indicative selling price

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

Single price \$380,000

or range between \$*

&

\$

Median sale price

Median price \$316,056

*House

X

*Unit

Suburb
or locality

Ballarat East

Period - From 14/05/17

to 14/05/18

Source CoreLogic

Comparable property sales

A* 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
429 Richards Street, Canadian	\$390,000	05/03/18
319 Richards Street, Ballarat East	\$350,000	11/04/18
13 Nathanael Place, Ballarat East	\$382,500	14/02/18