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 andpostcode

244 Kline Street, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$375,000		&		395,000				
Median sale pr	ice			_					
Median price	\$329,000	Hou	se X	Unit	ŧ	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.

Add	dress of comparable property	Price	Date of sale
1	712 Eureka St BALLARAT EAST 3350	\$400,000	18/10/2017
2	13 Queen St.S BALLARAT EAST 3350	\$385,000	29/03/2018
3	203 Scott Pde BALLARAT EAST 3350	\$380,000	21/03/2018

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.

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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.



propertydata





Rooms: Property Type: House (Res) Land Size: 988 sqm approx Agent Comments Indicative Selling Price \$375,000 - \$395,000 Median House Price June quarter 2018: \$329,000

Comparable Properties



712 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$400,000 Method: Private Sale Date: 18/10/2017 Rooms: 5 Property Type: House (Res) Land Size: 1712 sqm approx



13 Queen St.S BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$385,000 Method: Private Sale Date: 29/03/2018 Rooms: 6 Property Type: House (Res) Land Size: 440 sqm approx



203 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$380,000 Method: Private Sale Date: 21/03/2018 Rooms: -Property Type: House (Res) Land Size: 1023 sqm approx

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