

## 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

244 Kline 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)

Range between

\$375,000

&

\$395,000

#### Median sale price

Median price

\$329,000

House

X

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	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.

244 Kline Street, Ballarat East Vic 3350



 3  1  2

**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**

 3  1  3

**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**

 3  1  3

**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**

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