

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

40 Dyte Parade, Ballarat East Vic 3350

Indicative selling price

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

Range between \$435,000 & \$450,000

Median sale price

Median price \$302,500 House X Unit Suburb or locality Ballarat East

Period - From 01/07/2017 to 30/09/2017 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	210 Humffray St.N BALLARAT EAST 3350	\$435,000	10/05/2017
2	115 Scott Pde BALLARAT EAST 3350	\$425,000	03/03/2017
3	3 King St.N BALLARAT EAST 3350	\$415,000	26/09/2017

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.~~

40 Dyte Parade, Ballarat East Vic 3350

Vicky Vermeend

03 5330 0500

0491 300 501

vicky@ballaratpropertygroup.com.au

Indicative Selling Price

\$435,000 - \$450,000

Median House Price

September quarter 2017: \$302,500



Rooms:

Property Type: House (Res)

Land Size: 503 sqm approx

Agent Comments

Comparable Properties



210 Humffray St.N BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 10/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 481 sqm approx



115 Scott Pde BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 03/03/2017

Rooms: 12

Property Type: House

Land Size: 354 sqm approx

3 King St.N BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 26/09/2017

Rooms: -

Property Type: House (Res)