

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

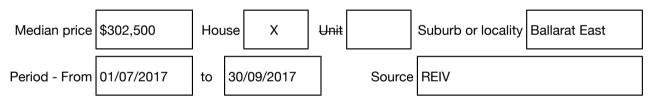
Address 40 Dyte Parade, Ballarat East Vic 3350 Including suburb or locality andpostcode

#### Indicative selling price

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

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

#### Median sale price



#### 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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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.



40 Dyte Parade, Ballarat East Vic 3350





Rooms: Property Type: House (Res) Land Size: 503 sqm approx Agent Comments 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

# **Comparable Properties**



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



Price: \$435,000 Method: Private Sale Date: 10/05/2017 Rooms: -Property Type: House (Res) Land Size: 481 sqm approx Agent Comments



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)

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