

WE DELIVER RESULTS

STATEMENT OF INFORMATION

121 HUMFFRAY STREET N, BALLARAT EAST, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



121 HUMFFRAY STREET N, BALLARAT

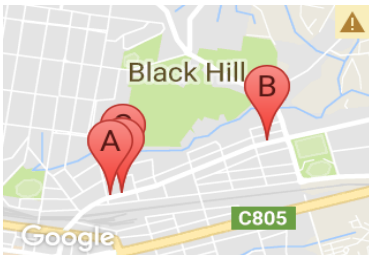
 3  1  -

Indicative Selling Price

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

Price Range: **\$309,000 to \$339,000**

MEDIAN SALE PRICE



BALLARAT EAST, VIC, 3350

Suburb Median Sale Price (House)

\$290,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



111 HUMFFRAY ST, BALLARAT EAST, VIC 3350

 3  1  1

Sale Price

\$320,000

Sale Date: 13/02/2017

Distance from Property: 80m



275 HUMFFRAY ST, BALLARAT EAST, VIC 3350

 3  1  2

Sale Price

\$345,000

Sale Date: 06/03/2017

Distance from Property: 1km



114 MORRES ST, BALLARAT EAST, VIC 3350

 3  1  2

Sale Price

\$327,000

Sale Date: 29/11/2016

Distance from Property: 100m



This report has been compiled on 23/08/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and
postcode

121 HUMFFRAY STREET N, BALLARAT EAST, VIC 3350

Indicative selling price

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

Price Range:

\$309,000 to \$339,000

Median sale price

Median price

\$290,000

House

X

Unit


Suburb

BALLARAT EAST

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
111 HUMFFRAY ST, BALLARAT EAST, VIC 3350	\$320,000	13/02/2017
275 HUMFFRAY ST, BALLARAT EAST, VIC 3350	\$345,000	06/03/2017
114 MORRES ST, BALLARAT EAST, VIC 3350	\$327,000	29/11/2016