

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

106 Newman Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$299,000 & \$320,000

Median sale price

Median price \$370,500 Property Type House Suburb Ballarat East

Period - From 18/07/2019 to 17/07/2020 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 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
1	5 Connellan St BALLARAT EAST 3350	\$321,000	05/06/2020
2	306 Humffray St.S GOLDEN POINT 3350	\$305,000	30/06/2020
3	5/9 Newman St BALLARAT EAST 3350	\$295,000	26/02/2020

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 18 months.~~

This Statement of Information was prepared on:

18/07/2020 14:17

106 Newman Street, Ballarat East Vic 3350



Lisa Eden-Horvat

03 5330 0500

0400 533 667

lisae@ballaratpropertygroup.com.au

Indicative Selling Price

\$299,000 - \$320,000

Median House Price

18/07/2019 - 17/07/2020: \$370,500



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



5 Connellan St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$321,000

Method: Private Sale

Date: 05/06/2020

Property Type: House



306 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 30/06/2020

Property Type: House



5/9 Newman St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 26/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 289 sqm approx

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



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.