

# 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 or  
locality and postcode

13 Nathanael Place, Ballarat East 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$375,000 & \$390,000

### Median sale price

Median price \$305,000 \*House ☒ \*Unit ☐ Suburb or locality Ballarat East

Period - From Dec 2016 to Dec 2017 Source CoreLogic

### Comparable property sales

**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
5 Clayton Park Drive, Canadian 3350	\$380,000	14/04/2017
6 Deep Lead Close, Canadian 3350	\$430,000	12/10/2017
3 Pennyweight Place, Canadian 3350	\$395,000	21/07/2017