

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

**110 Eureka Street, Ballarat East, VIC 3350**

### Indicative selling price

**\$ 445,000 - \$485,000**

Range between

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

### Median sale price

Median price  
**\$ 337,200**

**House**

\*Delete house or unit as applicable

Suburb  
**BALLARAT EAST**

Period  
**27/09/2018 - 26/03/2019**

Source  
**Price Finder**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**308 LYONS STREET  
BALLARAT CENTRAL**

**3** **1** **1**

Normal Sale \$470,000  
Date Sold 09/11/2018  
Land 529 sqm



**6 DYTE PARADE  
BALLARAT EAST**

**3** **1** **1**

Normal Sale \$470,000  
Date Sold 23/10/2018  
Land 249 sqm



**815 DOVETON STREET  
SOLDIERS HILL**

**3** **2** **1**

Normal Sale \$485,000  
Date Sold 20/11/2018  
Land 407 sqm