

## 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

2/221 York Street, Ballarat East Vic 3350

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

Range between \$245,000

&amp;

\$265,000

**Median sale price**

Median price \$275,000

House

Unit

X

Suburb or locality

Ballarat East

Period - From 01/01/2018

to

31/12/2018

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 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	4/237 York St BALLARAT EAST 3350	\$282,000	06/02/2019
2	2/519 Bond St GOLDEN POINT 3350	\$279,000	19/01/2018
3	2/2 Macdonald St BALLARAT EAST 3350	\$229,000	13/04/2018

**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.



2   
 1   
 1

**Rooms:****Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

Set on its own title, this home is the perfect downsizer to suit the discerning buyer, including 2 bedrooms with great storage, a functional central bathroom with bath and separate shower, a large meals and living area as well as a huge kitchen with an abundance of storage and large built in pantry, this home is sure to suit the fussiest of buyers. Currently leased at \$235 a week on a periodic lease, you have the option to both re-lease or live in yourself!

## Comparable Properties

**4/237 York St BALLARAT EAST 3350 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$282,000**Method:** Private Sale**Date:** 06/02/2019**Rooms:** -**Property Type:** Townhouse (Single)**2/519 Bond St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$279,000**Method:** Private Sale**Date:** 19/01/2018**Rooms:** 7**Property Type:** Townhouse (Single)**2/2 Macdonald St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$229,000**Method:** Private Sale**Date:** 13/04/2018**Rooms:** -**Property Type:** Unit