

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

1/303 Nelson Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$265,000

&

\$290,000

Median sale price

Median price \$324,500

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2017

to

30/06/2018

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	142 Eureka St BALLARAT EAST 3350	\$286,000	07/08/2017
2	209 Stawell St.N BALLARAT EAST 3350	\$280,000	15/06/2018
3	402 Humffray St.S GOLDEN POINT 3350	\$265,000	20/03/2018

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:** House

Agent Comments

Neat as a pin and located minutes to CBD and Train Station this well presented home is ideal for someone looking to move straight in or to add to their investment portfolio. Freshly painted and new carpet, there is not a thing left to do. The home consists of two good size bedrooms, family bathroom with separate bath and shower and a large open plan kitchen meals living area. Open up the glass sliding doors to your own private concreted court yard with lawn area. Further features include heating and cooling through a reverse cycle split system and off street parking for two cars.

Comparable Properties



142 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments

2
 1
 2

Price: \$286,000**Method:** Private Sale**Date:** 07/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 390 sqm approx

209 Stawell St.N BALLARAT EAST 3350 (REI) Agent Comments

2
 1
 -

Price: \$280,000**Method:** Private Sale**Date:** 15/06/2018**Rooms:** -**Property Type:** House**Land Size:** 321 sqm approx

402 Humffray St.S GOLDEN POINT 3350 (REI/VG)

Agent Comments

2
 1
 2

Price: \$265,000**Method:** Private Sale**Date:** 20/03/2018**Rooms:** -**Property Type:** House**Land Size:** 220 sqm approx