

# 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

609 Wilson 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 \$359,000 & \$369,000

### Median sale price

Median price \$360,000 Property Type House Suburb Ballarat East

Period - From 01/10/2018 to 30/09/2019 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	313 Clayton St CANADIAN 3350	\$350,000	22/07/2019
2	206 Clayton St CANADIAN 3350	\$350,000	18/04/2019
3	707 Wilson St BALLARAT EAST 3350	\$317,580	27/07/2019

**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:

05/11/2019 19:49



**Property Type:**

Agent Comments

## Comparable Properties



**313 Clayton St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 22/07/2019

**Property Type:** House

**Land Size:** 406 sqm approx



**206 Clayton St CANADIAN 3350 (REI/VG)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 18/04/2019

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**707 Wilson St BALLARAT EAST 3350 (REI/VG)** Agent Comments



**Price:** \$317,580

**Method:** Sale by Tender

**Date:** 27/07/2019

**Property Type:** House

**Land Size:** 453 sqm approx