

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

66a Victoria Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$375,000 Property Type House Suburb Ballarat East

Period - From 01/10/2019 to 30/09/2020 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	7 Cameron St GOLDEN POINT 3350	\$625,000	21/07/2020
2	310 Grant St GOLDEN POINT 3350	\$605,000	24/12/2019
3	326 Armstrong St.N SOLDIERS HILL 3350	\$590,000	07/08/2020

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:

01/10/2020 13:49

James Nicol

03 5331 3911

0499 844 499

jnicol@bigginScott.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

01/10/2019 - 30/09/2020: \$375,000



3 2 1

Property Type: House (Res)

Land Size: 246 sqm approx

Agent Comments

Comparable Properties



7 Cameron St GOLDEN POINT 3350 (VG)

Agent Comments

3 - -

Price: \$625,000

Method: Sale

Date: 21/07/2020

Property Type: House (Res)

Land Size: 420 sqm approx



310 Grant St GOLDEN POINT 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$605,000

Method: Private Sale

Date: 24/12/2019

Property Type: House

Land Size: 602 sqm approx



326 Armstrong St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$590,000

Method: Private Sale

Date: 07/08/2020

Property Type: House