

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

301 York Street, Ballarat East 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$350,000 & \$380,000

Median sale price

Median price

\$343,000

Property type

House

Suburb

Ballarat East

Period - From

01/08/2018

to

31/07/2019

Source

Core Logic

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
214 Rodier Street, Eureka 3350	\$289,999	05/10/2018
411 Grant Street, Golden Point 3350	\$340,000	12/09/2018
13 Leith Street, Redan 3350	\$325,000	11/05/2019

This Statement of Information was prepared on: 13/09/2019