

# 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

18 Lovenear Grove, 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

\$360,000

&

\$380,000

### Median sale price

Median price

\$379,000

Property Type

House

Suburb

Ballarat East

Period - From

01/10/2019

to

31/12/2019

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	15 Holmes St BALLARAT CENTRAL 3350	\$380,000	23/11/2019
2	609 Wilson St BALLARAT EAST 3350	\$365,000	22/11/2019
3	42 Princes St.N BALLARAT EAST 3350	\$360,000	17/01/2020

**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:

06/02/2020 08:57



3   1   4

**Property Type:** House (Res)

**Land Size:** 538 sqm approx

Agent Comments

**Indicative Selling Price**

\$360,000 - \$380,000

**Median House Price**

December quarter 2019: \$379,000

## Comparable Properties



**15 Holmes St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 23/11/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 328 sqm approx

**609 Wilson St BALLARAT EAST 3350 (REI)**

Agent Comments

3   1   1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 22/11/2019

**Property Type:** House

**Land Size:** 601 sqm approx



**42 Princes St.N BALLARAT EAST 3350 (REI)**

Agent Comments

3   1   2

**Price:** \$360,000

**Method:** Private Sale

**Date:** 17/01/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 547 sqm approx