

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

8 Wesley Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$270,000

&

\$290,000

Median sale price

Median price \$292,500

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/10/2016

to

30/09/2017

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	8 Pryor St MOUNT PLEASANT 3350	\$291,200	07/12/2017
2	304 Lal Lal St CANADIAN 3350	\$290,000	31/05/2017
3	202 Nelson St BALLARAT EAST 3350	\$281,500	13/12/2017

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.



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Rooms:**Property Type:** House**Land Size:** 825 sqm approx

Agent Comments

Indicative Selling Price

\$270,000 - \$290,000

Median House Price

Year ending September 2017: \$292,500

Perfectly located on the Melbourne side of town close to schools, shops and transport this home is ideal for the family or investor. This home has everything a home buyer is after such as three generous size bedrooms all with robes, updated kitchen with stainless steel appliances, separate living area, heating and cooling and a lockable garage to top it off all on an approx. 785m2 allotment. Located only 2.5km to Ballarat's CBD this home definitely ticks all your boxes.

Comparable Properties

**8 Pryor St MOUNT PLEASANT 3350 (REI)**

Agent Comments

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Price: \$291,200**Method:** Private Sale**Date:** 07/12/2017**Rooms:** 4**Property Type:** House (Res)**304 Lal Lal St CANADIAN 3350 (REI/VG)**

Agent Comments

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 3

Price: \$290,000**Method:** Private Sale**Date:** 31/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 732 sqm approx**202 Nelson St BALLARAT EAST 3350 (REI)**

Agent Comments

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 1

Price: \$281,500**Method:** Private Sale**Date:** 13/12/2017**Rooms:** 4**Property Type:** House**Land Size:** 629 sqm approx