

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

9 Ford Street, Ballarat East, VIC 3350

### Indicative selling price

Single Price or Range between

**\$340,000 - \$360,000**

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

**\$350,000**

Property Type

**House**

Suburb

**BALLARAT EAST**

Period From

**07/05/2018**

Period To












**07/11/2019**

Source

**Core Logic**

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>49A GEORGE STREET EUREKA</b>  Price \$371,500 Date of Sale 17/10/2019 Land 758 sqm	3  1  2 
	<b>16B GEORGE STREET BALLARAT EAST</b>  Price \$358,000 Date of Sale 03/09/2019 Land 398 sqm	3  1  2 
	<b>13 KING STREET SOUTH BALLARAT EAST</b>  Price \$345,000 Date of Sale 29/06/2019 Land 430 sqm	3  1  1 