

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

179 Victoria Street, Ballarat East Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000

&

\$495,000

Median sale price

Median price \$302,500

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2017

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	37 Queen St.S EUREKA 3350	\$537,500	15/06/2017
2	213 Victoria St BALLARAT EAST 3350	\$500,000	08/08/2017
3	310 Eureka St BALLARAT EAST 3350	\$480,000	24/06/2016

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.



4
 1
 2

Rooms: 5

Property Type: House

Land Size: 618 sqm approx

Agent Comments

Instantly appealing and enduringly impressive, this Victorian home with sought after rear access is a testament to timeless beauty enriched by its stunning period features whilst combining beautifully updated modern spaces and conveniences. Situated in an idyllic location in one of Ballarat's best streets, you are welcomed by an elegant facade with covered wraparound porch. From the front door, this timeless treasure boasts a wide central hallway with arch, four bedrooms, two living areas, a bathroom with claw foot bath and well-designed kitchen with quality appliances.

Comparable Properties



37 Queen St.S EUREKA 3350 (REI)

Agent Comments

4
 2
 3

Price: \$537,500

Method: Private Sale

Date: 15/06/2017

Rooms: -

Property Type: House (Res)



213 Victoria St BALLARAT EAST 3350 (REI)

Agent Comments

3
 2
 2

Price: \$500,000

Method: Private Sale

Date: 08/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 514 sqm approx



310 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments

4
 2
 4

Price: \$480,000

Method: Private Sale

Date: 24/06/2016

Rooms: 6

Property Type: House

Land Size: 837 sqm approx