

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

7 Princes Street North, Ballarat East, VIC 3350

Indicative selling price

\$ 349,000 - \$369,000

Range between

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

Median sale price

Median price
\$ 337,200

House

*Delete house or unit as applicable

Suburb
BALLARAT EAST

Period
29/09/2018 - 28/03/2019

Source
Price Finder

Comparable property sales

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



141 ALBERT STREET
BALLARAT CENTRAL

3 1 0

Normal Sale \$370,000
Date Sold 11/10/2018
Land 255 sqm



525 YORK STREET
BALLARAT EAST

3 1 3

Normal Sale \$345,000
Date Sold 18/10/2018
Land 529 sqm



5 GENT STREET
BALLARAT EAST

2 1 2

Agents Advice - Sale *\$341,000
Date Sold 21/11/2018
Land 324 sqm