

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

110 Webb Avenue, Ballarat East Vic 3350

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

Single price \$245,000

Median sale price

Median price \$292,500 House ☒ 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	16 Glazebrook St BALLARAT EAST 3350	\$247,000	30/11/2016
2	425 York St BALLARAT EAST 3350	\$245,000	09/03/2017
3	262 Humffray St.N BROWN HILL 3350	\$243,000	17/11/2016

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.

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Indicative Selling Price

\$245,000

Median House Price

Year ending September 2017: \$292,500



3 1 1

Rooms: 3**Property Type:** House (Res)**Land Size:** 606 sqm approx

Agent Comments

In this popular location at the foot of the Black Hill look out is this tastefully updated and very affordable three bedroom home just minutes from the centre of Ballarat. The kitchen has been renovated in recent times with electric cooking and plenty of room for the dining table. Renovated bathroom with shower over bath, generous bedroom sizes, gas heating and cooling and hardwood floors. Externally presents a large, low maintenance and well fenced generous allotment (665m2 approx) with single garage/workshop with rear access to enable storage of trailers, caravans or additional car

Comparable Properties

**16 Glazebrook St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$247,000**Method:** Private Sale**Date:** 30/11/2016**Rooms:** 4**Property Type:** House**Land Size:** 519 sqm approx**425 York St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

3 1 3

Price: \$245,000**Method:** Private Sale**Date:** 09/03/2017**Rooms:** -**Property Type:** House**Land Size:** 527 sqm approx**262 Humffray St.N BROWN HILL 3350 (REI/VG)** Agent Comments

3 1 1

Price: \$243,000**Method:** Private Sale**Date:** 17/11/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 721 sqm approx