

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

207 Scott Parade, Ballarat East Vic 3350

Indicative selling price

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

Range between \$360,000

&

\$380,000

Median sale price

Median price \$362,250

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2018

to

30/06/2019

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 | 203 Scott Pde BALLARAT EAST 3350 | \$380,000 | 21/03/2018 |
| 2 | 431 Eureka St EUREKA 3350 | \$375,000 | 08/12/2018 |
| 3 | 121a Scott Pde BALLARAT EAST 3350 | \$362,000 | 28/06/2019 |

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.



Rooms:

Property Type: House (Res)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



203 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$380,000

Method: Private Sale

Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 1023 sqm approx



431 Eureka St EUREKA 3350 (REI/VG)

Agent Comments



Price: \$375,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 4

Property Type: House (Res)

Land Size: 462 sqm approx



121a Scott Pde BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$362,000

Method: Private Sale

Date: 28/06/2019

Rooms: 4

Property Type: House (Res)