

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

11 Montrose Street, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$265,000

&

\$285,000

Median sale price

Median price

\$290,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From

01/07/2016

to

30/06/2017

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 | 24 Peake St GOLDEN POINT 3350 | \$275,000 | 03/07/2017 |
| 2 | 310 Kline St BALLARAT EAST 3350 | \$275,000 | 16/02/2017 |
| 3 | 614 Grant St GOLDEN POINT 3350 | \$260,000 | 09/02/2017 |

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.~~



 2  1  4

Rooms:

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$265,000 - \$285,000

Median House Price

Year ending June 2017: \$290,000

Comparable Properties



24 Peake St GOLDEN POINT 3350 (REI)

Agent Comments

 2  1  1

Price: \$275,000

Method: Private Sale

Date: 03/07/2017

Rooms: -

Property Type: House

Land Size: 507 sqm approx



310 Kline St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 2  1  2

Price: \$275,000

Method: Private Sale

Date: 16/02/2017

Rooms: 3

Property Type: House (Res)

Land Size: 1032 sqm approx



614 Grant St GOLDEN POINT 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$260,000

Method: Private Sale

Date: 09/02/2017

Rooms: 3

Property Type: House (Res)

Land Size: 506 sqm approx