

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

615 York Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$324,500 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/07/2017 to 30/06/2018 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	514 York St BALLARAT EAST 3350	\$325,000	11/04/2018
2	3/511 York St BALLARAT EAST 3350	\$325,000	11/08/2017
3	404 York St BALLARAT EAST 3350	\$305,000	03/04/2017

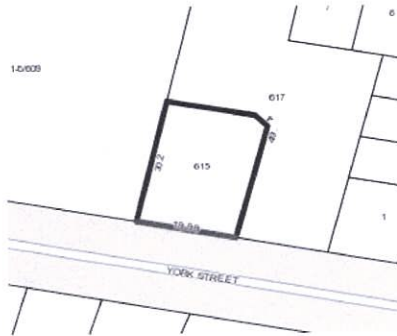
OR

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.~~

615 York Street, Ballarat East Vic 3350



Troy Anwyl
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Rooms:
Property Type: House (Res)
Land Size: 1339 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median House Price
Year ending June 2018: \$324,500

Comparable Properties



514 York St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 11/04/2018
Rooms: -
Property Type: House (Res)



3/511 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 11/08/2017
Rooms: 4
Property Type: Unit



404 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 03/04/2017
Rooms: 3
Property Type: House
Land Size: 964 sqm approx