

STATEMENT OF INFORMATION

811 EUREKA STREET, BALLARAT EAST, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



811 EUREKA STREET, BALLARAT EAST,  **3**  **-**  **-**

Indicative Selling Price

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

Price Range: **\$260,000 to \$280,000**

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



BALLARAT EAST, VIC, 3350

Suburb Median Sale Price (House)

\$309,900

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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



12 LUDBROOK CRT, BROWN HILL, VIC 3350  **3**  **1**  **2**

Sale Price

***\$280,000**

Sale Date: 24/04/2018

Distance from Property: 1.3km



2/5 KENNY ST, BALLARAT EAST, VIC 3350  **3**  **2**  **1**

Sale Price

***\$285,000**

Sale Date: 04/04/2018

Distance from Property: 1km



1/14 RATTRAY CRT, CANADIAN, VIC 3350  **3**  **1**  **2**

Sale Price

\$290,000

Sale Date: 05/02/2018

Distance from Property: 1.1km



This report has been compiled on 05/06/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

811 EUREKA STREET, BALLARAT EAST, VIC 3350

Indicative selling price

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Price Range:

\$260,000 to \$280,000

Median sale price

Median price

\$309,900

House

X

Unit


Suburb

BALLARAT EAST

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
12 LUDBROOK CRT, BROWN HILL, VIC 3350	*\$280,000	24/04/2018
2/5 KENNY ST, BALLARAT EAST, VIC 3350	*\$285,000	04/04/2018
1/14 RATTRAY CRT, CANADIAN, VIC 3350	\$290,000	05/02/2018