

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

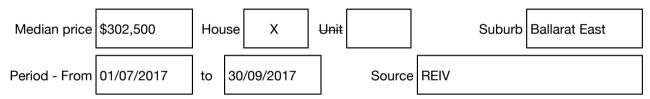
19b Glazebrook Street, Ballarat East Vic 3350

Indicative selling price

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

Single price \$335,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* 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
1	129c Eureka St BALLARAT EAST 3350	\$335,000	24/09/2017
2	3a Rice St BALLARAT EAST 3350	\$335,000	27/03/2017
3	168 Humffray St.N BALLARAT EAST 3350	\$321,000	04/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



19b Glazebrook Street, Ballarat East Vic 3350







Rooms: Property Type: House Land Size: 276 sqm approx Agent Comments 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

Indicative Selling Price \$335,000 Median House Price September quarter 2017: \$302,500

Comparable Properties



129c Eureka St BALLARAT EAST 3350 (REI)



Price: \$335,000 Method: Private Sale Date: 24/09/2017 Rooms: -Property Type: House (Res)

Agent Comments

Agent Comments



Price: \$335,000 Method: Private Sale Date: 27/03/2017 Rooms: -Property Type: House (Res) Land Size: 273 sqm approx



168 Humffray St.N BALLARAT EAST 3350 (REI/VG)

3a Rice St BALLARAT EAST 3350 (REI/VG)



Price: \$321,000 Method: Private Sale Date: 04/04/2017 Rooms: 4 Property Type: House Land Size: 438 sqm approx Agent Comments

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