

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

8 Gordon Street, Ballarat East 3350

Indicative selling price

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

Single price

\$*

or range between

\$350,000

&

\$370,000

Median sale price

Median price

\$309,500

*House

X

*Unit

Suburb
or locality

Ballarat East

Period - From

08/01/2017

to

08/01/2018

Source

CoreLogic

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
8 East Street North, Ballarat East 3350	\$355,000	12/10/2017
119 Joseph Street, Ballarat East 3350	\$355,000	06/09/2017
34/511 York Street, Ballarat East 3350	\$350,000	07/08/2017