

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 Cavanagh Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$395,000 & \$415,000

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	7 Stockade St BALLARAT EAST 3350	\$399,000	19/04/2018
2	5 Stockade St BALLARAT EAST 3350	\$397,000	09/04/2018
3	10 Nathanael PI BALLARAT EAST 3350	\$392,683	21/05/2018

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.

Sam Young

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Indicative Selling Price

\$395,000 - \$415,000

Median House Price

Year ending June 2018: \$324,500



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Rooms:**Property Type:** House (Res)**Land Size:** 518 sqm approx

Agent Comments

With all the features of a family home, minutes to the CBD and Train Station, this one is a must see. Split level design the home consists of four bedrooms including master with ensuite and WIR. Kitchen is of high spec including waterfall stone benches, 900mm oven and a breakfast bar. Two separate living spaces are of good size and to finish of the package the home also consists of gas central heating and a reverse cycle split system. Outside you will find an undercover decked alfresco area, manicured lawn and landscaped gardens. Ideal for the family or the investor so call Sam today

Comparable Properties

7 Stockade St BALLARAT EAST 3350 (REI/VG) Agent Comments

4 2 2

Price: \$399,000**Method:** Private Sale**Date:** 19/04/2018**Rooms:** 7**Property Type:** House**Land Size:** 555 sqm approx
5 Stockade St BALLARAT EAST 3350 (REI/VG) Agent Comments

4 2 2

Price: \$397,000**Method:** Private Sale**Date:** 09/04/2018**Rooms:** 6**Property Type:** House**Land Size:** 554 sqm approx
10 Nathanael Pl BALLARAT EAST 3350 (VG) Agent Comments

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Price: \$392,683**Method:** Sale**Date:** 21/05/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 643 sqm approx