

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

1 Newman Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$299,000 & \$325,000

Median sale price

Median price \$324,500 House X 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	14 Baird St BALLARAT CENTRAL 3350	\$340,000	09/12/2017
2	19b Glazebrook St BALLARAT EAST 3350	\$330,000	11/12/2017
3	121a Scott Pde BALLARAT EAST 3350	\$315,000	26/11/2017

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.

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Indicative Selling Price

\$299,000 - \$325,000

Median House Price

Year ending June 2018: \$324,500



3 1 1

Rooms: 4**Property Type:**

Agent Comments

From the moment you step inside you will feel right at home in this beautifully presented property. Featuring 3 good sized rooms with built in robes, low maintenance yard (302sqm approx), off street parking and ducted heating with split system to keep you in comfort all year round. The open plan dining/kitchen are front and centre with the spacious living zone allowing you to entertain guests whilst cooking up a storm. The property is located just 2.2kms from the train station and CBD making the commute to Melbourne easy!

Comparable Properties


14 Baird St BALLARAT CENTRAL 3350
 (REI/VG)

Agent Comments

3 1 1

Price: \$340,000**Method:** Private Sale**Date:** 09/12/2017**Rooms:** -**Property Type:** House (Res)
19b Glazebrook St BALLARAT EAST 3350
 (REI/VG)

Agent Comments

3 2 1

Price: \$330,000**Method:** Private Sale**Date:** 11/12/2017**Rooms:** -**Property Type:** House**Land Size:** 276 sqm approx
121a Scott Pde BALLARAT EAST 3350
 (REI/VG)

Agent Comments

3 1 1

Price: \$315,000**Method:** Private Sale**Date:** 26/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 288 sqm approx