

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 17 Roff Street, Ballarat East, VIC 3350

Indicative selling price

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

Price Range

\$340,000

&

\$360,000

Median sale price

Median price

\$440,500

Property Type

House

Suburb

Ballarat East (3350)

Period - From

01/07/2020

to

30/06/2021

Source

Pricefinder

Comparable property sales

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
146 EUREKA STREET, BALLARAT EAST VIC 3350	\$400,000	31/05/2021
205 CLAYTON STREET, CANADIAN VIC 3350	\$427,500	18/03/2021
15 ROFF STREET, BALLARAT EAST VIC 3350	\$430,000	26/04/2021

This Statement of Information was prepared on: 13/09/2021