

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

125 Eureka Street West, Ballarat East Vic 3350

Indicative selling price

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

Range between \$600,000

&

\$650,000

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		
2		
3		

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.

125 Eureka Street West, Ballarat East Vic 3350

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Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending June 2018: \$324,500



 3  1  2

Rooms: 4

Property Type:

Agent Comments

Take a step back in time when you walk into this beautifully renovated Victorian home, with solid red brick walls and wrap around veranda with side access, this gorgeous home has amazing street appeal. Upon walking through the original leadlight entry you are greeted with a beautifully wide hallway with stained timber floorboards providing access to the 4 large light-filled bedrooms and joined dining and living room with direct access to the rear yard or secluded veranda.

Comparable Properties

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