

## 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

30 Princes Street North, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$315,000 House X Unit Suburb or locality Ballarat East

Period - From 01/01/2017 to 31/12/2017 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	52 Lofven St NERRINA 3350	\$438,000	28/09/2017
2	101 Bradshaw St GOLDEN POINT 3350	\$400,000	20/01/2017
3	6 Hopetoun St BALLARAT EAST 3350	\$373,600	17/02/2017

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.

30 Princes Street North, Ballarat East Vic 3350

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**Indicative Selling Price**

\$395,000 - \$415,000

**Median House Price**

Year ending December 2017: \$315,000



 3  1  6

**Rooms:**

**Property Type:** House

**Land Size:** 1080 sqm approx

**Agent Comments**

## Comparable Properties



**52 Lofven St NERRINA 3350 (REI/VG)**

**Agent Comments**

 4  1  2

**Price:** \$438,000

**Method:** Private Sale

**Date:** 28/09/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1155 sqm approx



**101 Bradshaw St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 20/01/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 608 sqm approx



**6 Hopetoun St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

 3  1  1

**Price:** \$373,600

**Method:** Private Sale

**Date:** 17/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1122 sqm approx