

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

2/512 York Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$185,000

&

\$195,000

Median sale price

Median price \$282,000

House

Unit

X

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	2/244 York St BALLARAT EAST 3350	\$210,000	27/07/2017
2	4/634 York St BALLARAT EAST 3350	\$205,000	14/05/2017
3	4/243 York St BALLARAT EAST 3350	\$192,000	16/03/2018

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.

2/512 York Street, Ballarat East Vic 3350

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Indicative Selling Price

\$185,000 - \$195,000

Median Unit Price

Year ending June 2018: \$282,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/244 York St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$210,000

Method: Private Sale

Date: 27/07/2017

Rooms: -

Property Type: Unit

Land Size: 278 sqm approx

4/634 York St BALLARAT EAST 3350 (VG) Agent Comments



Price: \$205,000

Method: Sale

Date: 14/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/243 York St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$192,000

Method: Private Sale

Date: 16/03/2018

Rooms: -

Property Type: Unit