

## 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

643 Eureka Street, 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 \$285,000 & \$305,000

#### Median sale price

Median price \$337,200 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/10/2017 to 30/09/2018 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	204b Johns St BALLARAT EAST 3350	\$300,000	23/05/2018
2	1/11 Cecile Ct BALLARAT EAST 3350	\$295,557	14/06/2018
3	1/303 Nelson St BALLARAT EAST 3350	\$285,000	12/10/2018

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.

Matthew Wiltshire

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**Indicative Selling Price**

\$285,000 - \$305,000

**Median House Price**

Year ending September 2018: \$337,200



2    1    1

**Rooms:** 4**Property Type:**

Agent Comments

Neat as a pin, the attractive features of this home will not disappoint. Located in the desired position of Ballarat East, only meters from the beautiful Eureka Stockade reserve, you are also on the Melbourne side of the CBD whilst being only a short drive into town. Recently renovated, you won't have to lift a finger before moving in, or alternatively a tenant could move straight in with the rental appraisal at \$310 per week! Houses like this do not last, so be sure to call Matthew Wiltshire on 0487 000 873 today for more information.

## Comparable Properties

**204b Johns St BALLARAT EAST 3350 (REI/VG)** Agent Comments

2    1    2

**Price:** \$300,000**Method:** Private Sale**Date:** 23/05/2018**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 242 sqm approx**1/11 Cecile Ct BALLARAT EAST 3350 (VG)**

Agent Comments

2    -    -

**Price:** \$295,557**Method:** Sale**Date:** 14/06/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**1/303 Nelson St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

2    1    2

**Price:** \$285,000**Method:** Private Sale**Date:** 12/10/2018**Rooms:** -**Property Type:** House**Land Size:** 331 sqm approx