

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

14 Barkly Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$320,000

&

\$350,000

Median sale price*

Median price

House

Unit

Suburb or locality

Ballarat East

Period - From

to

Source

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	419a York St BALLARAT EAST 3350	\$375,000	15/01/2019
2	1009 South St BALLARAT CENTRAL 3350	\$340,000	18/12/2018
3	608 Skipton St REDAN 3350	\$297,000	19/07/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land

Land Size: 557 sqm approx

Agent Comments

Located in this sought-after location & surrounded by beautiful Victorian homes, this rare parcel of land is approx. 554m2, and is one of the very last vacant blocks available this close to the Ballarat CBD.

Comparable Properties



419a York St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 15/01/2019

Rooms: -

Property Type: Land (Res)



1009 South St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$340,000

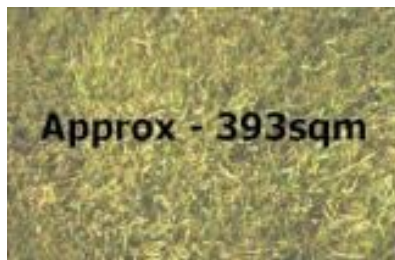
Method: Private Sale

Date: 18/12/2018

Rooms: -

Property Type: Land

Land Size: 653 sqm approx



608 Skipton St REDAN 3350 (VG)

Agent Comments



Price: \$297,000

Method: Sale

Date: 19/07/2018

Rooms: -

Property Type: Land

Land Size: 429 sqm approx