

Carmel Cricelli

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Indicative Selling Price

\$255,000 - \$270,000

Median Unit Price

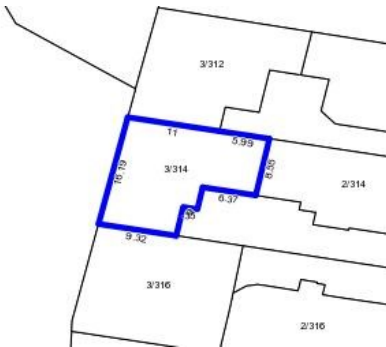
Year ending March 2017: \$227,000

 2  -  2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments



Comparable Properties



2/517 Sherrard St BLACK HILL 3350 (REI/VG)

Agent Comments

 2  1  2

Price: \$285,000

Method: Private Sale

Date: 13/04/2017

Rooms: -

Property Type: House

Land Size: 322 sqm approx



4/6b Pissgah St BALLARAT CENTRAL 3350 (REI)

Agent Comments

 2  1  1

Price: \$270,000

Method: Private Sale

Date: 08/09/2016

Rooms: -

Property Type: Townhouse (Single)

6/901a Skipton St REDAN 3350 (REI)

Agent Comments

 2  1  1

Price: \$265,000

Method: Private Sale

Date: 21/12/2016

Rooms: -

Property Type: Townhouse (Res)

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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

3/314 Joseph Street, Ballarat East Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$255,000

&

\$270,000

Median sale price

Median price

\$227,000

Unit

X

Suburb or locality

Ballarat East

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/517 Sherrard St BLACK HILL 3350	\$285,000	13/04/2017
4/6b Pispah St BALLARAT CENTRAL 3350	\$270,000	08/09/2016
6/901a Skipton St REDAN 3350	\$265,000	21/12/2016