



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$265,000

Median House Price

March quarter 2017: \$268,750

Comparable Properties



10 Muller Ct MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 31/01/2017

Rooms: -

Property Type: House (Res)



18 Ford St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 08/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 349 sqm



3 Eureka Gdns EUREKA 3350 (VG)

Agent Comments



Price: \$264,000

Method: Sale

Date: 24/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 304 sqm

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

11 Eureka Gardens, Ballarat East Vic 3350

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$268,750

House X

Suburb or locality Ballarat East

Period - From 01/01/2017 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
10 Muller Ct MOUNT CLEAR 3350	\$305,000	31/01/2017
18 Ford St BALLARAT EAST 3350	\$290,000	08/02/2017
3 Eureka Gdns EUREKA 3350	\$264,000	24/01/2017