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 andpostcode

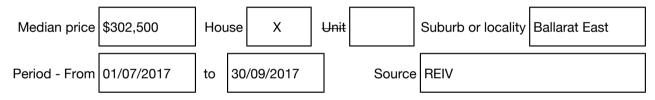
105 Morres Street, Ballarat East Vic 3350

## Indicative selling price

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

Range between \$385,000	&	\$405,000	
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## Median sale price



#### 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	304 Doveton St.N SOLDIERS HILL 3350	\$415,000	15/08/2016
2	7 Morres St BALLARAT EAST 3350	\$408,000	29/07/2017
3	16 Anderson St.W BALLARAT CENTRAL 3350	\$407,000	07/08/2017

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.

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 886 sqm approx Agent Comments

**Indicative Selling Price** \$385.000 - \$405.000 **Median House Price** September guarter 2017: \$302,500

# **Comparable Properties**



304 Doveton St.N SOLDIERS HILL 3350 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 15/08/2016 Rooms: 4 Property Type: House (Res) Land Size: 632 sqm approx

**-** 3

Price: \$408,000 Method: Private Sale Date: 29/07/2017 Rooms: -

Property Type: House Land Size: 444 sqm approx Agent Comments



**6** 2

Agent Comments



16 Anderson St.W BALLARAT CENTRAL 3350 Agent Comments (REI)



Price: \$407,000 Method: Private Sale Date: 07/08/2017 Rooms: -Property Type: House (Res) Land Size: 919 sqm approx

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