

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

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

Median sale price

Median price \$302,500

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/07/2017

to 30/09/2017

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	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.~~



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

Indicative Selling Price
\$385,000 - \$405,000
Median House Price
September quarter 2017: \$302,500

Comparable Properties



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

Agent Comments

3 1 3

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



7 Morres St BALLARAT EAST 3350 (REI)

Agent Comments

3 1 2

Price: \$408,000
Method: Private Sale
Date: 29/07/2017
Rooms: -
Property Type: House
Land Size: 444 sqm approx



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

4 1 1

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