

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

2 Eureka Gardens, Ballarat East Vic 3350

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

Range between \$315,000

&

\$335,000

Median sale price

Median price \$337,200

House

X

Unit

Suburb or locality

Ballarat East

Period - From 01/01/2018

to

31/12/2018

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	10 Sheehan Ct BALLARAT EAST 3350	\$350,000	23/02/2018
2	23 Rebellion PI BALLARAT EAST 3350	\$342,000	08/03/2018
3	129c Eureka St BALLARAT EAST 3350	\$335,000	24/09/2017

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.



Rooms: 1

Property Type:

Agent Comments

Immaculate presentation with long term tenants.

Comparable Properties



10 Sheehan Ct BALLARAT EAST 3350
(REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 23/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 346 sqm approx



23 Rebellion Pl BALLARAT EAST 3350
(REI/VG)

Agent Comments



Price: \$342,000

Method: Private Sale

Date: 08/03/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 239 sqm approx



129c Eureka St BALLARAT EAST 3350
(REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 24/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 324 sqm approx