



3 2 2

Rooms:

Property Type: House

Land Size: 1400 sqm

Agent Comments

Comparable Properties



38 Hillcrest Rd NERRINA 3350 (VG)

Agent Comments

4 - -

Price: \$514,990

Method: Sale

Date: 30/07/2016

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 3332 sqm



310 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments

5 2 8

Price: \$512,000

Method: Private Sale

Date: 08/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 1015 sqm



310 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments

4 2 4

Price: \$480,000

Method: Private Sale

Date: 24/06/2016

Rooms: 6

Property Type: House

Land Size: 837 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

932 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$485,000 & \$495,000

Median sale price

Median price \$275,000 House 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
38 Hillcrest Rd NERRINA 3350	\$514,990	30/07/2016
310 York St BALLARAT EAST 3350	\$512,000	08/11/2016
310 Eureka St BALLARAT EAST 3350	\$480,000	24/06/2016