

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

22 Roff Street, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$240,000

&

\$260,000

### Median sale price

Median price

\$292,500

\*House

X

\*Unit

Suburb  
or locality

Ballarat East

Period - From

01/11/16

to

20/11/17

Source

CoreLogic

### Comparable property sales

A\* 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
11 Montrose Street, Ballarat East	\$295,000	11/09/17
219 Eureka Street, Ballarat East	\$300,000	21/06/17
142 Eureka Street, Ballarat East	\$286,000	31/07/17