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

139 Eureka Street, Ballarat East Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$385,000		&		\$405,000			
Median sale p	rice							
Median price	\$415,000	Pro	operty Type	Hou	se		Suburb	Ballarat East
Period - From	01/01/2020	to	31/12/2020)	So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4 York St GOLDEN POINT 3350	\$400,000	17/08/2020
2	218 Rodier St BALLARAT EAST 3350	\$391,000	24/10/2019
3	209 Finch St BALLARAT EAST 3350	\$385,000	18/09/2020

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 18 months.

This Statement of Information was prepared on:

03/02/2021 12:56









Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 462 sqm approx Agent Comments Indicative Selling Price \$385,000 - \$405,000 Median House Price Year ending December 2020: \$415,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



4 York St GOLDEN POINT 3350 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 17/08/2020 Property Type: House Land Size: 600 sqm approx Agent Comments



218 Rodier St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$391,000 Method: Private Sale Date: 24/10/2019 Property Type: House Land Size: 542 sqm approx



209 Finch St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$385,000 Method: Private Sale Date: 18/09/2020 Rooms: 4 Property Type: House Land Size: 1000 sqm approx

Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507





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.