

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 consumer.vic.gov.au/underquoting

Range between \$385,000 & \$405,000

Median sale price

Median price \$415,000 Property Type House Suburb Ballarat East

Period - From 01/01/2020 to 31/12/2020 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 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
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:

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3 1 1

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)

Agent Comments

3 1 2

Price: \$400,000

Method: Private Sale

Date: 17/08/2020

Property Type: House

Land Size: 600 sqm approx



218 Rodier St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 2

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

3 1 4

Price: \$385,000

Method: Private Sale

Date: 18/09/2020

Rooms: 4

Property Type: House

Land Size: 1000 sqm approx