

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
618 Eureka Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$351,250 House Unit Suburb or locality Ballarat East

Period - From 01/10/2018 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	417 Eureka St BALLARAT EAST 3350	\$425,000	18/05/2018
2	326 Eureka St BALLARAT EAST 3350	\$399,995	08/09/2018
3	109 Eureka St BALLARAT EAST 3350	\$395,000	21/11/2018

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.~~

618 Eureka Street, Ballarat East Vic 3350



Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median House Price
December quarter 2018: \$351,250

Comparable Properties



417 Eureka St BALLARAT EAST 3350 (REI) [Agent Comments](#)



Price: \$425,000
Method: Auction Sale
Date: 18/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx



326 Eureka St BALLARAT EAST 3350 (VG) [Agent Comments](#)



Price: \$399,995
Method: Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 733 sqm approx



109 Eureka St BALLARAT EAST 3350 (REI/VG) [Agent Comments](#)



Price: \$395,000
Method: Private Sale
Date: 21/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 397 sqm approx