

## 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 6 Otway Street North, 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)

Range between \$495,000 & \$510,000

#### Median sale price

Median price \$351,250 House X 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	107 Eureka St BALLARAT EAST 3350	\$515,000	06/09/2018
2	12 Oliver St BALLARAT EAST 3350	\$495,000	13/06/2018
3	118 Victoria St BALLARAT EAST 3350	\$480,000	27/10/2017

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.~~

6 Otway Street North, Ballarat East Vic 3350



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**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$510,000  
**Median House Price**  
December quarter 2018: \$351,250

## Comparable Properties



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

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**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 06/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 542 sqm approx



**12 Oliver St BALLARAT EAST 3350 (VG)** [Agent Comments](#)

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**Price:** \$495,000  
**Method:** Sale  
**Date:** 13/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx



**118 Victoria St BALLARAT EAST 3350 (REI/VG)** [Agent Comments](#)

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**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 27/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx