

## 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 190b Victoria 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)

Range between \$360,000 & \$380,000

#### 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 | 20 Otway St.S BALLARAT EAST 3350  | \$390,000 | 17/11/2017   |
| 2 | 15 Balmoral Dr BALLARAT EAST 3350 | \$369,000 | 18/01/2019   |
| 3 | 6 Balmoral Dr BALLARAT EAST 3350  | \$365,000 | 10/08/2018   |

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.~~

190b Victoria Street, Ballarat East Vic 3350



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$360,000 - \$380,000  
**Median House Price**  
December quarter 2018: \$351,250

## Comparable Properties



**20 Otway St.S BALLARAT EAST 3350 (REI/VG)** **Agent Comments**



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 17/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 398 sqm approx



**15 Balmoral Dr BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**



**Price:** \$369,000  
**Method:** Private Sale  
**Date:** 18/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 600 sqm approx



**6 Balmoral Dr BALLARAT EAST 3350 (REI/VG)** **Agent Comments**



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 10/08/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx