

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

35 Queen Street South, Eureka Vic 3350

Indicative selling price

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

Single price \$290,000

or range between \$*

&

\$*

Median sale price

Median price \$295,000

*House

*Unit

Suburb
or locality Eureka

Period - From 01/03/18

to 28/02/19

Source CoreLogic

Comparable property sales

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
415 York Street, Ballarat East Vic 3350	\$280,200	27/09/18
6 Princes Street South, Ballarat East Vic 3350	\$325,000	14/04/18
99 Scott Parade, Ballarat East VIC 3350	\$270,000	01/11/18