

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 13a Pryor Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$299,000 & \$310,000

Median sale price

Median price \$362,500 House Unit Suburb Ballarat East

Period - From 01/07/2018 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	17 Steinfeld St.N BAKERY HILL 3350	\$310,000	12/08/2018
2	8 Clarkson St SEBASTOPOL 3356	\$307,000	13/07/2018
3	20 Heales St MOUNT PLEASANT 3350	\$300,000	29/07/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: house
Agent Comments

Comparable Properties



17 Steinfeld St.N BAKERY HILL 3350 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 12/08/2018
Rooms: 2
Property Type: House (Res)



8 Clarkson St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$307,000
Method: Private Sale
Date: 13/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 666 sqm approx



20 Heales St MOUNT PLEASANT 3350 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 29/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 327 sqm approx