

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

16 Lovenear Grove, Ballarat East Vic 3350

Indicative selling price

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

Range between \$339,000 & \$359,000

Median sale price

Median price \$360,000 Property Type House Suburb Ballarat East

Period - From 01/10/2018 to 30/09/2019 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 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
1	13 Rogers Ct BALLARAT EAST 3350	\$365,000	30/11/2019
2	301 York St BALLARAT EAST 3350	\$350,000	08/11/2019
3	210 Kline St EUREKA 3350	\$345,000	09/09/2019

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 18 months.~~

This Statement of Information was prepared on:

15/01/2020 10:52

16 Lovenear Grove, Ballarat East Vic 3350



 3  2  2

Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$339,000 - \$359,000
Median House Price
Year ending September 2019: \$360,000

Comparable Properties



13 Rogers Ct BALLARAT EAST 3350 (REI)

Agent Comments

 3  1  4

Price: \$365,000
Method: Private Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 825 sqm approx



301 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$350,000
Method: Private Sale
Date: 08/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 793 sqm approx



210 Kline St EUREKA 3350 (REI/VG)

Agent Comments

 4  2  1

Price: \$345,000
Method: Private Sale
Date: 09/09/2019
Rooms: 6
Property Type: House (Res)
Land Size: 622 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.