

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 23 Millicent Place, Ballarat East VIC 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*300,000 & \$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$277,000 \*House  \*Unit  Suburb Ballarat East

Period - From 20/08/2017 to 20/08/2018 Source Realestate.com.au

### 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 64 Dyte Parade, Ballarat East, Vic 3350	\$380,000	06/07/2018
2 4/219 York Street, Ballarat East, Vic 3350	\$286,000	8/05/2018
3 204b Johns Street, Ballarat East, Vic 3350	\$300,000	28/05/2018