

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

527 Richards 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)

Single price \$225,000

**Median sale price**

Median price \$315,000

House

X

Unit

Suburb or locality

Ballarat East

Period - From

01/04/2017

to

30/06/2017

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	316 Clayton St CANADIAN 3350	\$260,000	13/01/2017
2	7 Carnaby Way CANADIAN 3350	\$255,000	16/06/2016
3	3 Fossickers Gr BALLARAT EAST 3350	\$220,000	09/11/2016

**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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$225,000  
**Median House Price**  
June quarter 2017: \$315,000

## Comparable Properties



**316 Clayton St CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 13/01/2017  
**Rooms:** -  
**Property Type:** Land (Res)



**7 Carnaby Way CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 16/06/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 984 sqm approx



**3 Fossickers Gr BALLARAT EAST 3350 (VG)**

**Agent Comments**



**Price:** \$220,000  
**Method:** Sale  
**Date:** 09/11/2016  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 2221 sqm approx