

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 10 Nathanael Place, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$410,000 Property Type House Suburb Ballarat East

Period - From 01/01/2020 to 31/03/2020 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 | 6 Rattray Ct CANADIAN 3350 | \$441,000 | 11/09/2019 |
| 2 | 2 Avenwood CI CANADIAN 3350 | \$440,000 | 19/07/2019 |
| 3 | 7 Clayton Park Dr CANADIAN 3350 | \$430,000 | 17/01/2020 |

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: 17/06/2020 09:55



Property Type: House (Res)

Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median House Price

March quarter 2020: \$410,000

Comparable Properties



6 Rattray Ct CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$441,000

Method: Private Sale

Date: 11/09/2019

Rooms: 5

Property Type: House

Land Size: 631 sqm approx



2 Avenwood Ct CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 19/07/2019

Property Type: House

Land Size: 728 sqm approx



7 Clayton Park Dr CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 17/01/2020

Rooms: 5

Property Type: House

Land Size: 641 sqm approx