

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

**3 Richardson Street, Ballarat East, VIC 3350**

### Indicative selling price

**\$140,000**

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
**\$ 345,000**

**House**

\*Delete house or unit as applicable










Suburb  
**BALLARAT EAST**

Period  
**02/01/2018 - 02/07/2019**

Source  
**Price Finder**

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	<p><b>32 STOCKADE STREET BALLARAT EAST</b></p> <p>Normal Sale \$141,000 Date Sold 18/04/2018 Land 686 sqm</p>	  
	<p><b>34 STOCKADE STREET BALLARAT EAST</b></p> <p>Normal Sale \$150,000 Date Sold 31/01/2018 Land 722 sqm</p>	  
	<p><b>33 OTWAY STREET BALLARAT EAST</b></p> <p>Normal Sale \$150,000 Date Sold 01/03/2019 Land 361 sqm</p>	