

# 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 and  
postcode

11 Ebden 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)

range between

\$425,000

&

\$465,000

### Median sale price

Median price

\$502,500

Property type

House

Suburb

Ballarat East

Period - From

01/02/2023

to

31/01/2024

Source



### 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
38 Corbett Street, Ballarat East, VIC 3350	\$480,000	31/10/2023
119 Scott Parade, Ballarat East, VIC 3350	\$495,000	20/01/2023
32 Princes Street South, Ballarat East, VIC 3350	\$443,000	25/05/2023

**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.

This Statement of Information was prepared on: 13/02/2024