

# 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

12 Otway Street South, 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 \$635,000 & \$655,000

### Median sale price

Median price \$500,000 Property Type House Suburb Ballarat East

Period - From 01/04/2023 to 31/03/2024 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	315 Finch St BALLARAT EAST 3350	\$682,000	02/09/2023
2	199 Humffray St.N BALLARAT EAST 3350	\$680,000	19/03/2024
3	182 Humffray St.N BALLARAT EAST 3350	\$640,000	25/09/2023

**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 18 months.~~

This Statement of Information was prepared on:

09/05/2024 13:08



**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 431 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$635,000 - \$655,000  
**Median House Price**  
Year ending March 2024: \$500,000

## Comparable Properties



**315 Finch St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**



**Price:** \$682,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 1267 sqm approx



**199 Humffray St.N BALLARAT EAST 3350 (REI/VG)** **Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**182 Humffray St.N BALLARAT EAST 3350 (REI/VG)** **Agent Comments**



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 25/09/2023  
**Property Type:** House  
**Land Size:** 508 sqm approx