

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

13 HUNT STREET BALLARAT EAST VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Ballarat East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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

232 PEEL STREET NORTH BALLARAT EAST VIC 3350	\$370,000	14-Mar-24
13 PORTER STREET BAKERY HILL VIC 3350	\$370,000	20-Dec-23
8 COFFIELD STREET BALLARAT EAST VIC 3350	\$370,000	05-Oct-23

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: 04 April 2024



232 PEEL STREET NORTH BALLARAT EAST VIC 3350

 2  1  1

Sold Price

^{RS}

\$370,000

Sold Date

14-Mar-24

Distance

0.19km



13 PORTER STREET BAKERY HILL VIC 3350

 2  1  -

Sold Price

\$370,000

Sold Date

20-Dec-23

Distance

0.87km



8 COFFIELD STREET BALLARAT EAST VIC 3350

 2  1  -

Sold Price

Sold Date

05-Oct-23

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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