

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

143B Humffray Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$610,000 & \$630,000

Median sale price

Median price \$507,500 Property Type Townhouse Suburb Ballarat East

Period - From 14/02/2023 to 13/02/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 182 Humffray St.N BALLARAT EAST 3350 | \$640,000 | 25/09/2023 |
| 2 | 7 Sunset Tce NERRINA 3350 | \$635,000 | 19/03/2023 |
| 3 | 191 Scott Pde BALLARAT EAST 3350 | \$620,000 | 31/03/2023 |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/02/2024 10:03

 4  2  2

Property Type: House
Land Size: 403 sqm approx
Agent Comments

Indicative Selling Price
\$610,000 - \$630,000
Median Townhouse Price
14/02/2023 - 13/02/2024: \$507,500

Comparable Properties



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

Agent Comments

 3  2  2

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



7 Sunset Tce NERRINA 3350 (REI)

Agent Comments

 3  3  2

Price: \$635,000
Method: Private Sale
Date: 19/03/2023
Property Type: Townhouse (Single)
Land Size: 415 sqm approx



191 Scott Pde BALLARAT EAST 3350 (REI)

Agent Comments

 4  2  2

Price: \$620,000
Method: Private Sale
Date: 31/03/2023
Property Type: House (Res)
Land Size: 539 sqm approx