

# 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

155 Scott Parade, 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)

Single price \$389,950

### 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	407 Finch St BALLARAT EAST 3350	\$400,000	12/05/2023
2	415 Clayton St CANADIAN 3350	\$385,000	11/01/2024
3	1/105 Canterbury St BROWN HILL 3350	\$380,000	16/11/2023

**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:

20/06/2024 12:50



**Property Type:** House  
**Land Size:** 503 sqm approx  
**Agent Comments**

## Comparable Properties



**407 Finch St BALLARAT EAST 3350 (VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Sale  
**Date:** 12/05/2023  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**415 Clayton St CANADIAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 11/01/2024  
**Property Type:** House  
**Land Size:** 546 sqm approx



**1/105 Canterbury St BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** House  
**Land Size:** 332 sqm approx