

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

18 Roff Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$492,500 Property Type House Suburb Ballarat East

Period - From 01/10/2023 to 31/12/2023 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	8 Callow St GOLDEN POINT 3350	\$385,000	18/07/2023
2	104 Larter St GOLDEN POINT 3350	\$383,000	05/12/2022
3	22 Roff St BALLARAT EAST 3350	\$375,000	19/10/2022

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:

28/02/2024 09:31



Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median House Price
December quarter 2023: \$492,500

Comparable Properties



8 Callow St GOLDEN POINT 3350 (REI/VG) Agent Comments



Price: \$385,000
Method: Sale by Tender
Date: 18/07/2023
Property Type: House
Land Size: 476 sqm approx



104 Larter St GOLDEN POINT 3350 (REI/VG) Agent Comments



Price: \$383,000
Method: Private Sale
Date: 05/12/2022
Property Type: House (Res)
Land Size: 505 sqm approx



22 Roff St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$375,000
Method: Private Sale
Date: 19/10/2022
Property Type: House (Res)
Land Size: 468 sqm approx