

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

204 Humffray Street South, Bakery Hill Vic 3350

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$597,500 Property Type House Suburb Bakery Hill

Period - From 24/06/2023 to 23/06/2024 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	135B Albert St BALLARAT CENTRAL 3350	\$610,000	24/05/2024
2	3 Ebdon St BALLARAT EAST 3350	\$595,000	02/05/2024
3	26 Barkly St BAKERY HILL 3350	\$575,000	22/02/2024

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:

24/06/2024 09:29



4 1 2

Rooms: 7
Property Type: House
 Agent Comments

Indicative Selling Price
 \$550,000 - \$575,000
Median House Price
 24/06/2023 - 23/06/2024: \$597,500

Comparable Properties



135B Albert St BALLARAT CENTRAL 3350 (REI)

Agent Comments

5 2 4

Price: \$610,000
Method: Private Sale
Date: 24/05/2024
Property Type: House
Land Size: 579 sqm approx



3 Ebdon St BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 712 sqm approx



26 Barkly St BAKERY HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$575,000
Method: Private Sale
Date: 22/02/2024
Rooms: 7
Property Type: House (Res)
Land Size: 507 sqm approx