

## 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

218 NELSON STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

House

Suburb

Ballarat East

Period-from

01 May 2023

to

30 Apr 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

712 EUREKA STREET BALLARAT EAST VIC 3350	\$495,000	14-Feb-24
129C EUREKA STREET BALLARAT EAST VIC 3350	\$530,000	12-Jan-24
18 GREGORY STREET BLACK HILL VIC 3350	\$510,000	14-Mar-24

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.~~

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**712 EUREKA STREET BALLARAT  
EAST VIC 3350**

 3  1  1

Sold Price **\$495,000** Sold Date **14-Feb-24**

Distance **1.45km**



**129C EUREKA STREET BALLARAT  
EAST VIC 3350**

 2  1  1

Sold Price **\$530,000** Sold Date **12-Jan-24**

Distance **1.15km**



**18 GREGORY STREET BLACK HILL  
VIC 3350**

 2  1  1

Sold Price **\$510,000** Sold Date **14-Mar-24**

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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