

# 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 229 York Street, Ballarat East Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$505,000 Property Type House Suburb Ballarat East

Period - From 01/01/2023 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 eighteen 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	13 Lovenear Gr BALLARAT EAST 3350	\$600,000	15/02/2024
2	6 Newman St BALLARAT EAST 3350	\$550,000	20/09/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 26/02/2024 10:49



4   2   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 721 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$575,000  
**Median House Price**  
Year ending December 2023: \$505,000

## Comparable Properties



13 Lovenear Gr BALLARAT EAST 3350 (REI)

Agent Comments

4   3   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 15/02/2024  
**Property Type:** House  
**Land Size:** 802 sqm approx



6 Newman St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3   1   4

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 784 sqm approx

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 eighteen months.

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