

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

3/45 Otway Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between \$223,000 & \$240,000

Median sale price

Median price \$405,000 Property Type Unit Suburb Ballarat East

Period - From 01/07/2022 to 30/06/2023 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	2/243 York St BALLARAT EAST 3350	\$300,000	02/08/2023
2	1/2 Loveneer Gr BALLARAT EAST 3350	\$270,000	16/11/2022
3	3/26 Bacchus Rd MOUNT CLEAR 3350	\$235,000	24/03/2023

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:

24/08/2023 11:26



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Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$223,000 - \$240,000
Median Unit Price
Year ending June 2023: \$405,000

Comparable Properties



2/243 York St BALLARAT EAST 3350 (REI)

Agent Comments

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Price: \$300,000
Method: Private Sale
Date: 02/08/2023
Rooms: 3
Property Type: Unit



1/2 Lovenear Gr BALLARAT EAST 3350 (VG)

Agent Comments

1 - -

Price: \$270,000
Method: Sale
Date: 16/11/2022
Property Type: Flat
Land Size: 178 sqm approx



3/26 Bacchus Rd MOUNT CLEAR 3350 (REI)

Agent Comments

1 1 1

Price: \$235,000
Method: Private Sale
Date: 24/03/2023
Property Type: Unit