

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 315 Finch 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

Range between \$790,000 & \$850,000

Median sale price

Median price \$510,000 Property Type House Suburb Ballarat East

Period - From 02/08/2022 to 01/08/2023 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	109 Sim St BLACK HILL 3350	\$881,000	23/06/2022
2	107 Clissold St BLACK HILL 3350	\$805,000	27/02/2023
3	20 Rice St BALLARAT EAST 3350	\$750,000	21/07/2023

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: 02/08/2023 15:30



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Property Type: House (Res)
Land Size: 1270 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
02/08/2022 - 01/08/2023: \$510,000

Comparable Properties

109 Sim St BLACK HILL 3350 (VG)

Agent Comments

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Price: \$881,000
Method: Sale
Date: 23/06/2022
Property Type: House (Res)
Land Size: 1585 sqm approx



107 Clissold St BLACK HILL 3350 (REI/VG)

Agent Comments

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Price: \$805,000
Method: Private Sale
Date: 27/02/2023
Property Type: House
Land Size: 1026 sqm approx



20 Rice St BALLARAT EAST 3350 (REI)

Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 21/07/2023
Property Type: House
Land Size: 1898 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300