

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 36 Dyte Parade, 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 \$579,000 & \$599,000

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 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	6 Dyte Pde BALLARAT EAST 3350	\$635,000	19/09/2022
2	11 Princes St.N BALLARAT EAST 3350	\$575,000	02/02/2024
3	403 Gregory St SOLDIERS HILL 3350	\$570,000	12/02/2024

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: 29/02/2024 09:14

36 Dyte Parade, Ballarat East Vic 3350



3 1 2

Property Type: House (Res)
Land Size: 438 sqm approx
Agent Comments

Indicative Selling Price
\$579,000 - \$599,000
Median House Price
Year ending December 2023: \$505,000

Comparable Properties



6 Dyte Pde BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$635,000
Method: Private Sale
Date: 19/09/2022
Property Type: House
Land Size: 249 sqm approx



11 Princes St.N BALLARAT EAST 3350 (REI)

Agent Comments

3 1 1

Price: \$575,000
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 602 sqm approx



403 Gregory St SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 -

Price: \$570,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 533 sqm approx

Account - Integra Sales Pty Ltd



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