

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	1a Levy St BALLARAT EAST 3350	\$515,000	19/01/2024
2	4/218a Clayton St CANADIAN 3350	\$512,000	09/02/2023
3	10 Bentley PI BALLARAT EAST 3350	\$495,000	23/02/2023

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:



Rooms: 6
Property Type: Townhouse (Res)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$499,000 - \$530,000
Median House Price
March quarter 2024: \$495,000

Comparable Properties



1a Levy St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 313 sqm approx



4/218a Clayton St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$512,000
Method: Private Sale
Date: 09/02/2023
Property Type: House (Res)
Land Size: 218 sqm approx



10 Bentley PI BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 23/02/2023
Property Type: House
Land Size: 352 sqm approx