Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 37 Princes Street South, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$499,000		&		\$530,000				
Median sale p	rice								
Median price	\$495,000	Pro	operty Type	Hou	ise		Suburb	Ballarat East	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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:

02/07/2024 13:36





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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)



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

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

Account - Fletchers | P: 03 5333 4797





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