## 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

4/319 Kline Street, Ballarat East Vic 3350

#### Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au/	underquot	ing		
Range betwee	n \$400,000		&		\$420,000			
Median sale price								
Median price	\$405,000	Prop	perty Type	Unit			Suburb	Ballarat East
Period - From	15/02/2023	to 1	14/02/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2/219 Victoria St BALLARAT EAST 3350	\$400,000	25/01/2024
2	2/219 York St BALLARAT EAST 3350	\$400,000	21/08/2023
3	21 Latitude Ct BALLARAT EAST 3350	\$400,000	20/06/2023

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:

15/02/2024 12:16









**Property Type:** Flat/Unit/Apartment (Res) Agent Comments

**Indicative Selling Price** \$400,000 - \$420,000 **Median Unit Price** 15/02/2023 - 14/02/2024: \$405,000

# **Comparable Properties**



2/219 Victoria St BALLARAT EAST 3350 (REI/VG) 2



Price: \$400,000 Method: Private Sale Date: 25/01/2024 Property Type: Unit

Agent Comments



2/219 York St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$400.000 Method: Private Sale Date: 21/08/2023 Property Type: House (Res) Land Size: 248 sqm approx



21 Latitude Ct BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$400,000 Method: Private Sale Date: 20/06/2023 Rooms: 4 Property Type: Townhouse (Res)

#### Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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