

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 401a Eureka 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 \$399,000 & \$429,000

Median sale price

Median price \$440,000 Property Type Townhouse Suburb Ballarat East

Period - From 05/06/2023 to 04/06/2024 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	3/4 Gordon St BALLARAT EAST 3350	\$432,500	09/10/2023
2	2/11 Canterbury St BROWN HILL 3350	\$410,000	19/08/2023
3	2/219 York St BALLARAT EAST 3350	\$400,000	21/08/2023

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: 05/06/2024 20:49



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$399,000 - \$429,000

Median Townhouse Price

05/06/2023 - 04/06/2024: \$440,000

Comparable Properties



3/4 Gordon St BALLARAT EAST 3350 (REI/VG) Agent Comments

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  1

Price: \$432,500

Method: Private Sale

Date: 09/10/2023

Property Type: House

Land Size: 373 sqm approx



2/11 Canterbury St BROWN HILL 3350 (REI/VG) Agent Comments

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  1

Price: \$410,000

Method: Private Sale

Date: 19/08/2023

Property Type: House

Land Size: 226 sqm approx



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

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  1

Price: \$400,000

Method: Private Sale

Date: 21/08/2023

Property Type: House (Res)

Land Size: 248 sqm approx

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