

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

7 Castle Court, Ballarat East Vic 3350

Indicative selling price

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

Range between \$520,000 & \$540,000

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	230 Victoria St BALLARAT EAST 3350	\$547,500	05/03/2024
2	930 Eureka St BALLARAT EAST 3350	\$525,000	16/01/2024
3	4 Millicent PI BALLARAT EAST 3350	\$505,000	08/02/2024

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:

17/03/2024 13:47



3 1 2

Rooms: 5
Property Type: House
Land Size: 1160 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$520,000 - \$540,000
Median House Price
Year ending December 2023: \$505,000

Comparable Properties



230 Victoria St BALLARAT EAST 3350 (REI)

[Agent Comments](#)

3 1 2

Price: \$547,500
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 774 sqm approx



930 Eureka St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$525,000
Method: Private Sale
Date: 16/01/2024
Property Type: House
Land Size: 697 sqm approx



4 Millicent Pl BALLARAT EAST 3350 (REI)

[Agent Comments](#)

3 2 2

Price: \$505,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 292 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555