

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 and
postcode

104 NELSON STREET BALLARAT EAST VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,000

Property type

House

Suburb

Ballarat East

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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

24 OTWAY STREET SOUTH BALLARAT EAST VIC 3350	\$600,000	10-Jan-23
2 HAYMES CRESCENT GOLDEN POINT VIC 3350	\$575,000	14-Feb-23
7 BLAIR STREET GOLDEN POINT VIC 3350	\$615,000	14-Mar-23

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: 11th September 2023



**24 OTWAY STREET SOUTH
BALLARAT EAST VIC 3350**

3 1 2

Sold Price **\$600,000** Sold Date **10-Jan-23**

Distance **0.77km**



**2 HAYMES CRESCENT GOLDEN
POINT VIC 3350**

3 2 1

Sold Price **\$575,000** Sold Date **14-Feb-23**

Distance **1.6km**



**7 BLAIR STREET GOLDEN POINT
VIC 3350**

3 1 2

Sold Price **\$615,000** Sold Date **14-Mar-23**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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