

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

15 Balmoral Drive 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

\$515,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

House

Suburb

Ballarat East

Period-from

01 Jan 2021

to

31 Dec 2021

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

321 Johns Street Ballarat East VIC 3350	\$546,000	30-Nov-21
5 Wesley Court Ballarat East VIC 3350	\$525,000	09-Aug-21
423 Eureka Street Eureka VIC 3350	\$525,000	10-Jan-22

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: 31 January 2022

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321 Johns Street Ballarat East VIC 3350

Sold Price

^{RS}

\$546,000

Sold Date

30-Nov-21

3

2

2

Distance

0.77km



5 Wesley Court Ballarat East VIC 3350

Sold Price

\$525,000

Sold Date

09-Aug-21

3

1

2

Distance

0.88km

423 Eureka Street Eureka VIC 3350

Sold Price

^{RS}

\$525,000

Sold Date

10-Jan-22

4

1

-

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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