

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

238 Richards Street, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$495,000

&

\$525,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Ballarat East

Period - From

01/04/2023

to

30/06/2023

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	8 Rebellion PI BALLARAT EAST 3350	\$517,500	22/07/2022
2	15 Sheehan Ct BALLARAT EAST 3350	\$505,000	01/06/2023
3	10 Cherry Ct CANADIAN 3350	\$500,000	27/01/2023

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:

18/07/2023 14:40

238 Richards Street, Ballarat East Vic 3350



Scott Petrie
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3 2 2

Property Type: House
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$525,000
Median House Price
June quarter 2023: \$505,000

Comparable Properties



8 Rebellion PI BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$517,500
Method: Private Sale
Date: 22/07/2022
Property Type: House



15 Sheehan Ct BALLARAT EAST 3350 (REI) **Agent Comments**

3 2 2

Price: \$505,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 326 sqm approx



10 Cherry Ct CANADIAN 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$500,000
Method: Private Sale
Date: 27/01/2023
Property Type: House
Land Size: 512 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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