

# 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

11 Stockade Street Ballarat East VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable) Single price \$\* or range between \$590,000 & \$620,000

### Median sale price

Median price \$517,500 Property type House Suburb Ballarat East

Period - From 01.04.2022 to 31.03.2023 Source Corelogic

### Comparable property sales

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
17 Stockade Street Ballarat East VIC 3350	\$620,000	05.01.2023
20 Catalina Court Ballarat East VIC 3350	\$610,000	13.09.2022
16 Catalina Court Ballarat East VIC 3350	\$625,000	02.06.2022

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: 27.04.2023