

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

225 Rodier 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

\$395,000

or range between

&

Median sale price

Median price

\$505,500

Property type

House

Suburb

Ballarat East

Period - From

01-05-2021

to

30-04-2022

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

300 Richards Street Ballarat East VIC 3350	\$395,000	04.03.2022
5 Gale Street Canadian VIC 3350	\$370,000	18.02.2022
26 Hopetoun Street Ballarat East VIC 3350	\$385,000	18.11.2021

This Statement of Information was prepared on:

16.05.2022