

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

3 FOSSICKERS GROVE 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,500

Property type

Land

Suburb

Ballarat East

Period-from

01 Mar 2022

to

28 Feb 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

8 HIGHVISTA GROVE BALLARAT EAST VIC 3350	\$365,000	06-Oct-21
341 FUSSELL STREET BALLARAT EAST VIC 3350	\$345,000	01-Nov-21
10 CAVANAGH COURT BALLARAT EAST VIC 3350	\$505,000	08-Apr-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: 09 March 2023



8 HIGHVISTA GROVE BALLARAT EAST VIC 3350

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Sold Price

\$365,000

Sold Date

06-Oct-21

Distance

0.13km



341 FUSSELL STREET BALLARAT EAST VIC 3350

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  -
  -

Sold Price

\$345,000

Sold Date

01-Nov-21

Distance

0.22km



10 CAVANAGH COURT BALLARAT EAST VIC 3350

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  -
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Sold Price

\$505,000

Sold Date

08-Apr-22

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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