

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

21 Webb Avenue, Ballarat East

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 \$320,000 & \$345,000

Median sale price

Median price

\$372,500

Property type

House

Suburb

Ballarat East

Period - From

01/08/2019

to

31/07/2020

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
219 Otway Street, Ballarat East 3350	\$325,000	14/02/2020
73A Lofven Street, Nerrina 3350	\$340,000	23/03/2020
120 Canterbury Street, Ballarat East 3350	\$320,000	25/10/2019

This Statement of Information was prepared on: 10/08/2020