# 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

LOT 35/846 EUREKA 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   | Single Price |      | or range<br>between |       | \$995,000 | &      | \$1,080,000   |  |  |  |  |
|--|--------------|------|---------------------|-------|-----------|--------|---------------|--|--|--|--|
| Median sale price<br>(*Delete house or unit as applicable) |              |      |                     |       |           |        |               |  |  |  |  |
| Median Price   | \$475,000    | Prop | erty type           | House |           | Suburb | Ballarat East |  |  |  |  |
| Period-from  | 01 Oct 2023  | to   | 30 Sep 2            | 024   | 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 |  |
|--|-------------|--------------|--|
| 3 LAVERY AVENUE MOUNT CLEAR VIC 3350     | \$1,080,000 | 10-Jul-24    |  |
| 131 COULSONS ROAD WARRENHEIP VIC 3352    | \$1,050,000 | 23-Aug-24    |  |
| 14 GREENHAVEN COURT MOUNT CLEAR VIC 3350 | \$1,000,000 | 09-Feb-24    |  |

#### 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 October 2024



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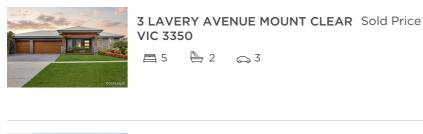
<sup>RS</sup>\$1,080,000 Sold Date 10-Jul-24

Distance

Chris Just

M 0438235293

E Chris@ballaratrealestate.com





 131 COULSONS ROAD

 WARRENHEIP VIC 3352

 □
 6
 □
 2
 □
 10

Sold Price \$1,050,000 Sold Date 23-Aug-24

Distance 2.07km

3.58km



| 14 GREENHAVEN COURT MOUNT<br>CLEAR VIC 3350<br>$\implies 4 \implies 2 \implies 2$ |     |     | Sold Price | \$1,000,000 | Sold Date | 09-Feb-24 |
|---|-----|-----|------------|-------------|-----------|-----------|
| 圔 4   | 2 🚔 | ⇔ 2 |            |             | Distance  | 3.35km    |

RS = Recent sale UN = Undisclosed Sale

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