

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

or range
between

\$995,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Ballarat East

Period-from

01 Oct 2023

to

30 Sep 2024

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



3 LAVERY AVENUE MOUNT CLEAR VIC 3350

 5  2  3

Sold Price

^{RS} **\$1,080,000**

Sold Date

10-Jul-24

Distance

3.58km



131 COULSONS ROAD WARRENHEIP VIC 3352

 6  2  10

Sold Price

^{RS} **\$1,050,000**

Sold Date

23-Aug-24

Distance

2.07km



14 GREENHAVEN COURT MOUNT CLEAR VIC 3350

 4  2  2

Sold Price

\$1,000,000

Sold Date

09-Feb-24

Distance

3.35km

RS = Recent sale

UN = Undisclosed Sale

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