

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

8 COFFIELD 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

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Ballarat East

Period-from

01 Sep 2022

to

31 Aug 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

407 FINCH STREET BALLARAT EAST VIC 3350	\$400,000	12-May-23
105 WEBB AVENUE BALLARAT EAST VIC 3350	\$390,000	07-Jun-23
12 KING STREET SOUTH BALLARAT EAST VIC 3350	\$405,000	31-Jul-23

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: 14 September 2023



**407 FINCH STREET BALLARAT
EAST VIC 3350**

2 1 2

Sold Price **\$400,000** Sold Date **12-May-23**

Distance **0.31km**



**105 WEBB AVENUE BALLARAT
EAST VIC 3350**

2 1 2

Sold Price ^{RS} **\$390,000** Sold Date **07-Jun-23**

Distance **0.9km**



**12 KING STREET SOUTH BALLARAT
EAST VIC 3350**

2 1 -

Sold Price ^{RS} **\$405,000** Sold Date **31-Jul-23**

Distance **1.13km**



**8 FLORENCE COURT BROWN HILL
VIC 3350**

2 1 3

Sold Price ^{RS} **\$360,000** Sold Date **14-Jul-23**

Distance **1.21km**



**1/22 NAPIER STREET BLACK HILL
VIC 3350**

3 1 3

Sold Price ^{RS} **\$387,500** Sold Date **09-Jun-23**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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