Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 410 Fussell Street, Ballarat East Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$525,000		&		\$575,000			
Median sale p	rice							
Median price	\$460,000	Pro	operty Type House		se		Suburb	Ballarat East
Period - From	03/01/2024	to	02/01/2025		So	ource	Property	/ Data

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.

Ade	dress of comparable property	Price	Date of sale
1	526 Wilson St CANADIAN 3350	\$570,000	30/05/2024
2	582 Kline St CANADIAN 3350	\$550,000	20/03/2024
3	407 Kline St CANADIAN 3350	\$540,000	19/12/2023

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:

03/01/2025 09:35



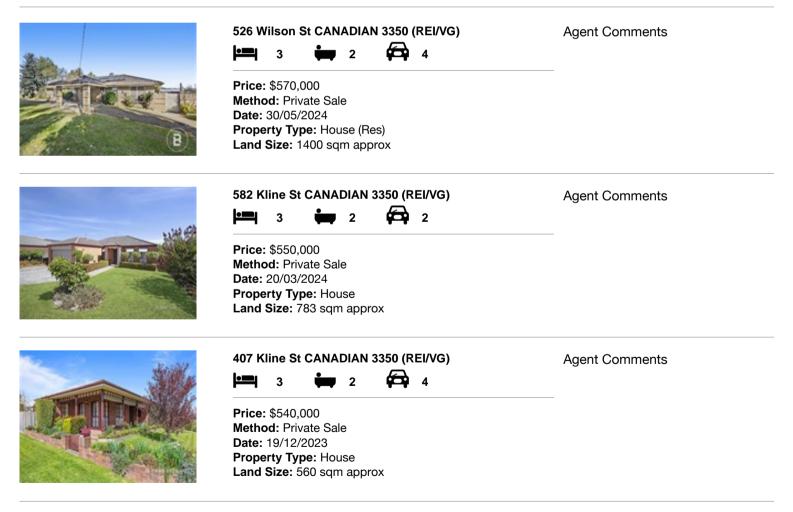






Rooms: 8 Property Type: House Agent Comments Indicative Selling Price \$525,000 - \$575,000 Median House Price 03/01/2024 - 02/01/2025: \$460,000

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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