

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 410 Fussell Street, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000 & \$575,000

Median sale price

Median price \$460,000 Property Type House Suburb Ballarat East

Period - From 03/01/2024 to 02/01/2025 Source 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.

	Address 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



3 2 2

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



526 Wilson St CANADIAN 3350 (REI/VG)

Agent Comments

3 2 4

Price: \$570,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)
Land Size: 1400 sqm approx



582 Kline St CANADIAN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 783 sqm approx



407 Kline St CANADIAN 3350 (REI/VG)

Agent Comments

3 2 4

Price: \$540,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 560 sqm approx

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