

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 or
locality and postcode

4/221 York Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$320,000 & \$340,000

Median sale price

Median price \$395,000 Property Type Unit Suburb Ballarat East

Period - From 01/07/2023 to 30/06/2024 Source REIV

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	10/45 Otway St.S BALLARAT EAST 3350	\$300,000	19/08/2024
2	1/9 Barkly St BALLARAT EAST 3350	\$360,000	13/06/2024
3	9/45 Otway St.S BALLARAT EAST 3350	\$330,000	19/02/2024

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:

25/09/2024 10:52



Rooms: 6

Property Type: Unit

Land Size: 261 sqm approx

Agent Comments

Comparable Properties



10/45 Otway St.S BALLARAT EAST 3350 (REI) **Agent Comments**



Price: \$300,000

Method: Private Sale

Date: 19/08/2024

Property Type: Townhouse (Single)

Land Size: 283 sqm approx



1/9 Barkly St BALLARAT EAST 3350 (REI/VG) **Agent Comments**



Price: \$360,000

Method: Private Sale

Date: 13/06/2024

Property Type: House

Land Size: 246 sqm approx



9/45 Otway St.S BALLARAT EAST 3350 (REI) **Agent Comments**



Price: \$330,000

Method: Private Sale

Date: 19/02/2024

Property Type: Townhouse (Res)

Land Size: 237 sqm approx