

# 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

24 Millicent Place, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$440,000

or range between

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&

\$

### Median sale price

Median price

\$338,750

Property type

Unit

Suburb

Ballarat East

Period - From

01/07/2020

to

30/06/2021

Source

CoreLogic

### Comparable property sales

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

1/511 York Street, Ballarat East Vic 3350	\$415,000	03/02/2021
129A Eureka Street, Ballarat East Vic 3350	\$412,500	17/11/2020
1/1 Conrad Court, Golden Point Vic 3350	\$400,000	28/10/2020

This Statement of Information was prepared on: 18/08/2021