

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 1/28 Gent Street, 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)

Range between \$300,000 & \$330,000

**Median sale price**

Median price \$432,525 Property Type Unit Suburb Ballarat East

Period - From 01/04/2022 to 31/03/2023 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	2/204 Larter St GOLDEN POINT 3350	\$352,000	18/02/2023
2	2/318 Kline St BALLARAT EAST 3350	\$337,500	22/12/2022
3	1/2 Lovenear Gr BALLARAT EAST 3350	\$270,000	16/11/2022

**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: 05/06/2023 12:29