

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 21 Morres Street, Ballarat East Vic 3350

Indicative selling price

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

Single price \$* or range between \$600,000 & \$620,000

Median sale price

Median price \$419,250 Property type House Suburb Ballarat East

Period - From 01/06/2020 to 31/05/2021 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
513 Peel Street North, Black Hill Vic 3350	\$601,000	14/04/2021
39 Eastwood Street, Bakery Hill Vic 3350	\$620,000	05/03/2021
713 Laurie Street, Mount Pleasant Vic 3350	\$600,000	23/03/2021

This Statement of Information was prepared on: 30/06/2021