

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 and
postcode

108 Webb Avenue 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

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

House

Suburb

Ballarat East

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

111 Webb Avenue Ballarat East VIC 3350	\$557,000	05-Mar-21
171 Humffray Street North Ballarat East VIC 3350	\$468,000	11-Mar-21
145 Scott Parade Ballarat East VIC 3350	\$497,000	11-Dec-20

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: 11 May 2021

McGrath

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111 Webb Avenue Ballarat East VIC 3350

Sold Price

\$557,000

Sold Date

05-Mar-21

3

1

1

Distance

0.07km



171 Humffray Street North Ballarat East VIC 3350

Sold Price

\$468,000

Sold Date

11-Mar-21

3

2

2

Distance

0.23km



145 Scott Parade Ballarat East VIC 3350

Sold Price

\$497,000

Sold Date

11-Dec-20

3

1

2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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