

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 63 Lovenear Grove, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$455,000 Property Type House Suburb Ballarat East

Period - From 01/01/2024 to 31/12/2024 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	14 Ford St BALLARAT EAST 3350	\$293,000	12/12/2024
2	9 Hunt St BALLARAT EAST 3350	\$305,000	17/04/2024
3	303 Larter St CANADIAN 3350	\$300,000	13/02/2024

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: 28/01/2025 11:41

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Indicative Selling Price
\$290,000 - \$319,000
Median House Price
Year ending December 2024: \$455,000



Property Type:
Agent Comments

Comparable Properties



14 Ford St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$293,000
Method: Private Sale
Date: 12/12/2024
Property Type: House



9 Hunt St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 17/04/2024
Property Type: House (Res)
Land Size: 348 sqm approx



303 Larter St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 13/02/2024
Property Type: House
Land Size: 800 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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