

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

425 YORK 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,500

Property type

House

Suburb

Ballarat East

Period-from

01 Apr 2021

to

31 Mar 2022

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

32 OTWAY STREET SOUTH BALLARAT EAST VIC 3350	\$480,000	23-Jun-21
116 EUREKA STREET BALLARAT EAST VIC 3350	\$475,000	04-Aug-21
602 YORK STREET BALLARAT EAST VIC 3350	\$470,000	22-Aug-21

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: 30 April 2022



**32 OTWAY STREET SOUTH
BALLARAT EAST VIC 3350**

3 1 2

Sold Price **\$480,000** Sold Date **23-Jun-21**

Distance **0.6km**



**116 EUREKA STREET BALLARAT
EAST VIC 3350**

3 1 3

Sold Price **\$475,000** Sold Date **04-Aug-21**

Distance **0.99km**



**602 YORK STREET BALLARAT
EAST VIC 3350**

3 1 1

Sold Price **\$470,000** Sold Date **22-Aug-21**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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