

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

162 Humffray Street North, Ballarat East Vic 3350

Indicative selling price

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

Range between \$415,000 & \$456,500

Median sale price

Median price \$445,000 Property Type House Suburb Ballarat East

Period - From 01/07/2020 to 30/06/2021 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	121 Stawell St BALLARAT EAST 3350	\$440,000	18/05/2021
2	503 Havelock St SOLDIERS HILL 3350	\$440,000	05/05/2021
3	128 Humffray St.N BALLARAT EAST 3350	\$430,000	10/05/2021

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:

04/10/2021 09:27

162 Humffray Street North, Ballarat East Vic 3350



Rob Cunningham

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Indicative Selling Price

\$415,000 - \$456,500

Median House Price

Year ending June 2021: \$445,000



3 1 3

Rooms: 4

Property Type: House

Land Size: 642 sqm approx

Agent Comments

Comparable Properties

121 Stawell St BALLARAT EAST 3350 (VG)

Agent Comments

2 - -

Price: \$440,000

Method: Sale

Date: 18/05/2021

Property Type: House (Res)

Land Size: 451 sqm approx



503 Havelock St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 05/05/2021

Property Type: House

Land Size: 307 sqm approx

128 Humffray St.N BALLARAT EAST 3350 (VG) Agent Comments

3 - -

Price: \$430,000

Method: Sale

Date: 10/05/2021

Property Type: House (Res)

Land Size: 368 sqm approx

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



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