

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

16 Hopetoun Street, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$505,000

&

\$535,000

Median sale price

Median price

\$413,750

Property Type

House

Suburb

Ballarat East

Period - From

05/02/2020

to

04/02/2021

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	223 Humffray St.N BALLARAT EAST 3350	\$505,000	04/12/2020
2	505 Barkly St GOLDEN POINT 3350	\$505,000	01/06/2020
3	46 Dyte Pde BALLARAT EAST 3350	\$502,700	20/11/2020

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:

05/02/2021 09:22



4 1 2

Property Type: House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



223 Humffray St.N BALLARAT EAST 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$505,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 556 sqm approx



505 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 -

Price: \$505,000

Method: Private Sale

Date: 01/06/2020

Rooms: 5

Property Type: House (Res)

Land Size: 437 sqm approx



46 Dyte Pde BALLARAT EAST 3350 (VG)

Agent Comments

4 - -

Price: \$502,700

Method: Sale

Date: 20/11/2020

Property Type: House (Res)

Land Size: 793 sqm approx