

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 219B Finch 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 \$420,000

or range between \$*

&

\$

Median sale price

Median price \$304,400

Property type Unit

Suburb Ballarat East

Period - From 01/02/2020

to

31/01/2021

Source CoreLogic

Comparable property sales

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
129A Eureka Street, Ballarat East Vic 3350	\$412,500	17/11/2020
1008A Ligar Street, Ballarat North Vic 3350	\$440,000	28/05/2020
3/11 Brophy Street, Brown Hill Vic 3350	\$410,000	13/01/2021

This Statement of Information was prepared on: 03/02/2021