

# 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

309 Eureka Street Ballarat East VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price or range between

\$470,000

&

\$490,000

### Median sale price

Median price

\$525,000

Property type

House

Suburb

Ballarat East

Period - From

01.10.2021

to

30.09.2022

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

116 Eureka Street Ballarat East VIC 3350	\$475,000	04.08.2021
425 York Street Ballarat East VIC 3350	\$470,000	07.07.2022
13 King Street South Ballarat East VIC 3350	\$460,000	21.02.2022

This Statement of Information was prepared on:

03.10.2022