

# 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

203-205 Humffray 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)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$452,500 Property Type House Suburb Ballarat East

Period - From 01/04/2024 to 30/06/2024 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 | 184 Humffray St.N BALLARAT EAST 3350  | \$550,000 | 25/04/2024   |
| 2 | 307 Humffray St.N BROWN HILL 3350     | \$640,000 | 08/02/2024   |
| 3 | 14-16 Princes St.N BALLARAT EAST 3350 | \$585,000 | 08/11/2023   |

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:

09/10/2024 20:43

3 bedrooms 1 bathroom 0 cars

Property Type: House & Warehouse

Agent Comments

Indicative Selling Price \$580,000 - \$620,000  
Median House Price June quarter 2024: \$452,500

## Comparable Properties



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

Agent Comments

3 bedrooms 1 bathroom 6 cars

Price: \$550,000  
Method: Private Sale  
Date: 25/04/2024  
Property Type: House  
Land Size: 1008 sqm approx



307 Humffray St.N BROWN HILL 3350 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$640,000  
Method: Private Sale  
Date: 08/02/2024  
Property Type: House  
Land Size: 1639 sqm approx



14-16 Princes St.N BALLARAT EAST 3350 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$585,000  
Method: Private Sale  
Date: 08/11/2023  
Property Type: House