

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 and
postcode

3 RICHARDSON 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

Land

Suburb

Ballarat East

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

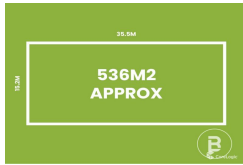
Date of sale

307 RODIER STREET BALLARAT EAST VIC 3350	\$265,000	25-Aug-22
6/328 CLAYTON STREET CANADIAN VIC 3350	\$235,000	06-Sep-22
25 NAVVY JACK ROAD CANADIAN VIC 3350	\$230,000	03-Mar-23

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: 21 April 2023



**307 RODIER STREET BALLARAT
EAST VIC 3350**

Sold Price

\$265,000

Sold Date

25-Aug-22

4 2 -

Distance

0.98km



**6/328 CLAYTON STREET
CANADIAN VIC 3350**

Sold Price

\$235,000

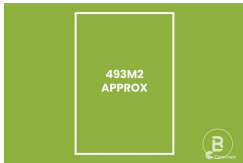
Sold Date

06-Sep-22

- - -

Distance

1.23km



**25 NAVVY JACK ROAD CANADIAN
VIC 3350**

Sold Price

\$230,000

Sold Date

03-Mar-23

- - -

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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