

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

1 Cavanagh Court, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$500,000

&

\$545,000

Median sale price

Median price

\$487,000

Property Type

House

Suburb

Ballarat East

Period - From

23/03/2021

to

22/03/2022

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	10 Sawmill CI BROWN HILL 3350	\$537,500	12/12/2020
2	220 Elsworth St MOUNT PLEASANT 3350	\$525,000	21/10/2021
3	2 Colette Ct CANADIAN 3350	\$500,000	06/10/2021

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:

23/03/2022 10:15



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$545,000

Median House Price
23/03/2021 - 22/03/2022: \$487,000

Comparable Properties



10 Sawmill CI BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$537,500
Method: Private Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 500 sqm approx



220 Elsworth St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$525,000
Method: Private Sale
Date: 21/10/2021
Property Type: House
Land Size: 362 sqm approx



2 Colette Ct CANADIAN 3350 (VG)

Agent Comments

4 - -

Price: \$500,000
Method: Sale
Date: 06/10/2021
Property Type: House (Res)
Land Size: 326 sqm approx