

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

32 Queen Street South, 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 \$* or range between \$745,000 & \$775,000

Median sale price

Median price \$430,000 Property type House Suburb Ballarat East

Period - From 01/08/2020 to 31/07/2021 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
132 Victoria Street, Ballarat East Vic 3350	\$700,000	06/04/2021
118 Victoria Street, Ballarat East Vic 3350	\$805,000	19/08/2021
177 Victoria Street, Ballarat East Vic 3350	\$730,000	05/12/2020

This Statement of Information was prepared on: 24/08/2021