

# 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 6 Queen Street North, Ballarat, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price or range between \$540,000 & \$560,000

### Median sale price

Median price \$ 490,000 Property type House Suburb BALLARAT EAST

Period - From 28/08/2021 to 24/02/2022 Source price\_finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1 Barkly Street Ballarat East Vic 3350	\$530,000	20/12/2021
2	8 Nolan Street Soldiers Hill Vic 3350	\$568,000	05/11/2021
3	19 Stocks Street Golden Point Vic 3350	\$546,000	19/10/2021

This Statement of Information was prepared on: 24/02/2022