

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

3 Oliver Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$435,000 & \$455,000

Median sale price

Median price \$505,000 Property Type House Suburb Ballarat East

Period - From 01/01/2023 to 31/12/2023 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	207 Scott Pde BALLARAT EAST 3350	\$490,000	27/10/2023
2	26a King St.S BALLARAT EAST 3350	\$480,000	05/05/2023
3	309 Eureka St BALLARAT EAST 3350	\$451,250	09/12/2022

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:

20/02/2024 16:23



 2  1  2

Property Type: House
Land Size: 827 sqm approx
Agent Comments

Indicative Selling Price
\$435,000 - \$455,000
Median House Price
Year ending December 2023: \$505,000

Comparable Properties



207 Scott Pde BALLARAT EAST 3350 (REI/VG) **Agent Comments**

 3  1  2

Price: \$490,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 650 sqm approx



26a King St.S BALLARAT EAST 3350 (REI) **Agent Comments**

 3  1  1

Price: \$480,000
Method: Private Sale
Date: 05/05/2023
Property Type: House
Land Size: 419 sqm approx



309 Eureka St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

 3  1  -

Price: \$451,250
Method: Private Sale
Date: 09/12/2022
Property Type: House
Land Size: 583 sqm approx