### 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

14 Eureka Terrace, Ballarat East Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale pi	rice							
Median price	\$522,500	Pro	operty Type	Hou	se		Suburb	Ballarat East
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10 Maxlyn Av BALLARAT EAST 3350	\$580,000	17/01/2022
2	405 FINCH St BALLARAT EAST 3350	\$575,000	22/03/2022
3	704 Eureka St BALLARAT EAST 3350	\$560,000	21/02/2022

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:

27/02/2023 10:49



# buxton





Property Type: House (Res) Land Size: 638 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median House Price Year ending December 2022: \$522,500

## **Comparable Properties**



10 Maxlyn Av BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$580,000 Method: Private Sale Date: 17/01/2022 Property Type: House Land Size: 679 sqm approx



405 FINCH St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$575,000 Method: Private Sale Date: 22/03/2022 Property Type: House (Res) Land Size: 675 sqm approx



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



Price: \$560,000 Method: Private Sale Date: 21/02/2022 Property Type: House (Res) Land Size: 857 sqm approx

#### Account - Buxton Ballarat | P: 03 5331 4544



property data

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