

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$522,500 Property Type House Suburb Ballarat East

Period - From 01/01/2022 to 31/12/2022 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 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



3 2 3

**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**

3 2 4

**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**

3 1 -

**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**

3 2 2

**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