

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

105 Stawell Street North 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

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

House

Suburb

Ballarat East

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

201 Stawell Street North Ballarat East VIC 3350	\$510,000	26-Oct-21
254 Humffray Street North Brown Hill VIC 3350	\$575,000	06-Oct-21
103 Morres Street Ballarat East VIC 3350	\$530,000	30-Sep-21

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: 02 February 2022



201 Stawell Street North Ballarat East VIC 3350

 3  1  1

Sold Price

\$510,000

Sold Date

26-Oct-21

Distance

0.26km



254 Humffray Street North Brown Hill VIC 3350

 3  1  -

Sold Price

\$575,000

Sold Date

06-Oct-21

Distance

0.58km



103 Morres Street Ballarat East VIC 3350

 3  1  -

Sold Price

^{RS} **\$530,000**

Sold Date

30-Sep-21

Distance

1.19km



11 Queen Street North Ballarat East VIC 3350

 3  1  1

Sold Price

\$490,000

Sold Date

30-Jun-21

Distance

0.7km



162 Humffray Street North Ballarat East VIC 3350

 3  1  2

Sold Price

^{RS} **\$450,000**

Sold Date

28-Oct-21

Distance

0.54km



102 Nelson Street Ballarat East VIC 3350

 3  1  2

Sold Price

\$450,000

Sold Date

13-Jul-21

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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