

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

7 Corbett Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$460,000 Property Type House Suburb Ballarat East

Period - From 01/10/2020 to 31/12/2020 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.

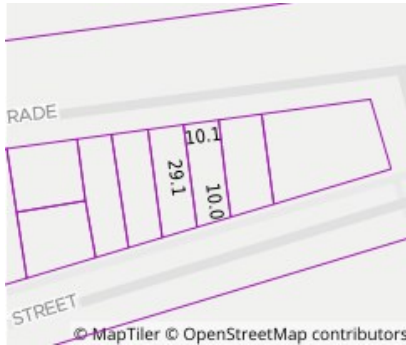
	Address of comparable property	Price	Date of sale
1	724 Humffray St.S MOUNT PLEASANT 3350	\$410,000	22/12/2020
2	103 Hickman St BALLARAT CENTRAL 3350	\$401,000	10/02/2021
3	14 Urquhart St BALLARAT CENTRAL 3350	\$375,000	02/02/2021

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:

03/03/2021 19:30



Property Type: House (Previously Occupied - Detached)

Land Size: 274 sqm approx

Agent Comments

Comparable Properties

724 Humffray St.S MOUNT PLEASANT 3350 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 22/12/2020

Property Type: House

Land Size: 851 sqm approx



103 Hickman St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$401,000

Method: Private Sale

Date: 10/02/2021

Property Type: House (Res)

Land Size: 483 sqm approx



14 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 02/02/2021

Property Type: House

Land Size: 211 sqm approx