

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

212 Humffray Street North, Ballarat East, VIC 3350

Indicative selling price

\$ 535,000 - \$565,000

Range between

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

Median sale price

Median price
\$ 408,000

House

*Delete house or unit as applicable

Suburb
BALLARAT EAST

Period from
14/02/2018

Period to
14/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



213 HUMFFRAY STREET NORTH
BALLARAT EAST

3 2 4

Private Treaty \$560,000
Date Sold 26/09/2018
Land 946 sqm



172 VICTORIA STREET
BALLARAT EAST

3 1 2

Private Treaty \$526,000
Date Sold 01/02/2019
Land 341 sqm



39 EASTWOOD STREET
BAKERY HILL

3 1 2

Normal Sale \$577,500
Date Sold 10/09/2018
Land 988 sqm

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