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 Henfield Close, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,045,000					
Median sale p	rice									
Median price	\$516,500	Pro	operty Type	Hou	se		Suburb	Ballarat East		
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	2 Yorkshire Ct NERRINA 3350	\$1,060,000	10/08/2022
2	14 Coorabin Dr BROWN HILL 3350	\$1,020,000	19/02/2023
3	1 Observation Ct BROWN HILL 3350	\$950,000	20/11/2023

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:

22/11/2023 11:53









Property Type: House (Res) Land Size: 1025 sqm approx Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** September quarter 2023: \$516,500

Comparable Properties



2 Yorkshire Ct NERRINA 3350 (REI/VG) 2 2



Price: \$1,060,000 Method: Private Sale Date: 10/08/2022 Property Type: House (Res) Land Size: 992 sqm approx

Agent Comments

14 Coorabin Dr BROWN HILL 3350 (VG)

Agent Comments

Agent Comments



Price: \$1,020,000 Method: Sale Date: 19/02/2023 Property Type: House (Res) Land Size: 962 sqm approx



1 Observation Ct BROWN HILL 3350 (REI)



Price: \$950.000 Method: Private Sale Date: 20/11/2023 Property Type: House Land Size: 735 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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