

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 between \$950,000

&

\$1,045,000

Median sale price

Median price \$516,500

Property Type House

Suburb Ballarat East

Period - From 01/07/2023

to 30/09/2023

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	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



 4  2  2

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)

Agent Comments

 5  2  2

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

14 Coorabin Dr BROWN HILL 3350 (VG)

Agent Comments

 4  -  -

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)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 735 sqm approx

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