

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

103 SCOTT PARADE 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Ballarat East

Period-from

01 Sep 2022

to

31 Aug 2023

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

22 DYTE PARADE BALLARAT EAST VIC 3350	\$385,000	20-Mar-23
105 WEBB AVENUE BALLARAT EAST VIC 3350	\$390,000	07-Jun-23
1/22 NAPIER STREET BLACK HILL VIC 3350	\$387,500	09-Jun-23

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: 05 September 2023



22 DYTE PARADE BALLARAT EAST VIC 3350

Sold Price

\$385,000

Sold Date

20-Mar-23

2

1

-

Distance

0.22km



105 WEBB AVENUE BALLARAT EAST VIC 3350

Sold Price

^{RS} **\$390,000**

Sold Date

07-Jun-23

2

1

2

Distance

0.28km



1/22 NAPIER STREET BLACK HILL VIC 3350

Sold Price

^{RS} **\$387,500**

Sold Date

09-Jun-23

3

1

3

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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