

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

12 Catalina Court, 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 \$530,000 & \$560,000

Median sale price

Median price

\$419,250

Property type

House

Suburb

Ballarat East

Period - From

01/07/2020

to

30/06/2021

Source

CoreLogic

Comparable property sales

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
8 Melbourne Road, Brown Hill Vic 3350	\$560,000	03/02/2021
48 George Street, Eureka Vic 3350	\$540,000	01/05/2021
512 Richards Street, Canadian Vic 3350	\$545,000	09/11/2020

This Statement of Information was prepared on: 10/07/2021