

# 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

18 Princess Street, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000

### Median sale price

Median price \$495,000

Property Type House

Suburb Ballarat East

Period - From 01/01/2022

to 31/03/2022

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	171 Humffray St.N BALLARAT EAST 3350	\$468,000	19/03/2021
2	3 James St GOLDEN POINT 3350	\$450,000	02/08/2021
3	9 East St.S BALLARAT EAST 3350	\$445,000	27/02/2021

**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:

20/05/2022 17:15



3   2   1

**Property Type:** House  
**Land Size:** 245 sqm approx  
**Agent Comments**

## Comparable Properties



**171 Humffray St.N BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$468,000  
**Method:** Private Sale  
**Date:** 19/03/2021  
**Property Type:** House  
**Land Size:** 361 sqm approx



**3 James St GOLDEN POINT 3350 (VG)**

**Agent Comments**

3   -   -

**Price:** \$450,000  
**Method:** Sale  
**Date:** 02/08/2021  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx



**9 East St.S BALLARAT EAST 3350 (REI)**

**Agent Comments**

3   1   2

**Price:** \$445,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)