

# 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 112 Eureka Street, Ballarat East Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$495,000 & \$525,000

### Median sale price

Median price \$460,000 Property Type House Suburb Ballarat East

Period - From 18/12/2023 to 17/12/2024 Source Property Data

### 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	16 Spencer St CANADIAN 3350	\$515,000	26/09/2024
2	119 Joseph St BALLARAT EAST 3350	\$535,000	10/01/2024
3	13 Rogers Ct BALLARAT EAST 3350	\$530,000	06/11/2023

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: 18/12/2024 20:11



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**Property Type:** House  
**Land Size:** 674 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$495,000 - \$525,000  
**Median House Price**  
 18/12/2023 - 17/12/2024: \$460,000

## Comparable Properties



16 Spencer St CANADIAN 3350 (REI/VG)

Agent Comments

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**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 26/09/2024  
**Property Type:** House  
**Land Size:** 539 sqm approx



119 Joseph St BALLARAT EAST 3350 (VG)

Agent Comments

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**Price:** \$535,000  
**Method:** Sale  
**Date:** 10/01/2024  
**Property Type:** House (Res)  
**Land Size:** 771 sqm approx



13 Rogers Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

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**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 06/11/2023  
**Property Type:** House  
**Land Size:** 825 sqm approx

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