

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

335 RICHARDS STREET 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

\$424,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

House

Suburb

Ballarat East

Period-from

01 Nov 2021

to

31 Oct 2022

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

14 LOVENEAR GROVE BALLARAT EAST VIC 3350	\$430,000	18-Mar-22
408 FINCH STREET BALLARAT EAST VIC 3350	\$426,500	11-Feb-22
423 YORK STREET BALLARAT EAST VIC 3350	\$450,000	04-Aug-22

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: 03 November 2022



**14 LOVENEAR GROVE BALLARAT
EAST VIC 3350**

3 1 2

Sold Price

\$430,000

Sold Date

18-Mar-22

Distance

0.55km



**408 FINCH STREET BALLARAT
EAST VIC 3350**

3 1 2

Sold Price

\$426,500

Sold Date

11-Feb-22

Distance

2.18km



**423 YORK STREET BALLARAT
EAST VIC 3350**

3 1 2

Sold Price

\$450,000

Sold Date

04-Aug-22

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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