

# 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

308 Eureka 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)

Range between \$220,000 & \$230,000

### Median sale price

Median price \$269,000 Property Type Vacant land Suburb Ballarat East

Period - From 10/05/2020 to 09/05/2021 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	16 Otway St.S BALLARAT EAST 3350	\$255,000	09/12/2020
2	302 Eureka St BALLARAT EAST 3350	\$180,000	21/01/2021
3	13 Dodds La BALLARAT EAST 3350	\$165,000	10/12/2019

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: 10/05/2021 11:18



**Property Type:** Land  
**Land Size:** 596 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$220,000 - \$230,000  
**Median Land Price**  
10/05/2020 - 09/05/2021: \$269,000

## Comparable Properties



**16 Otway St.S BALLARAT EAST 3350 (REI)**

**Agent Comments**



**Price:** \$255,000  
**Method:** Private Sale  
**Date:** 09/12/2020  
**Property Type:** Land  
**Land Size:** 437 sqm approx



**302 Eureka St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**



**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 21/01/2021  
**Property Type:** Land  
**Land Size:** 392 sqm approx

**13 Dodds La BALLARAT EAST 3350 (VG)**

**Agent Comments**



**Price:** \$165,000  
**Method:** Sale  
**Date:** 10/12/2019  
**Property Type:** Land  
**Land Size:** 355 sqm approx