Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 308 Eureka Street, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$220,000		&		\$230,000				
Median sale p	dian sale price								
Median price	\$269,000	Pro	operty Type	Vac	ant land		Suburb	Ballarat East	
Period - From	10/05/2020	to	09/05/2021		Sc	ource	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.

Ade	dress 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)



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

Agent Comments



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

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.