

# 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

3/137 Victoria 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

\$680,000

&

\$720,000

### Median sale price

Median price

\$480,000

Property Type

House

Suburb

Ballarat East

Period - From

01/10/2023

to

30/09/2024

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 eighteen 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	2/6 Church St BALLARAT CENTRAL 3350	\$682,000	07/11/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

17/12/2024 13:31



**Property Type:** Strata Unit/Flat  
**Agent Comments**

## Comparable Properties



**2/6 Church St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**



**Price:** \$682,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 468 sqm approx

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 eighteen months.