

## 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

1 Lalor 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,500

Property type

Other

Suburb

Ballarat East

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 819 Eureka Street Ballarat East VIC 3350   | \$345,000 | 27-Aug-18 |
| 13 Frances Crescent Ballarat East VIC 3350 | \$336,222 | 05-Nov-18 |
| 208 Rodier Street Eureka VIC 3350          | \$325,000 | 09-Aug-18 |

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.~~

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# McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



**819 Eureka Street Ballarat East VIC 3350**

Sold Price

**\$345,000**

Sold Date

**27-Aug-18**

 3  1  1

Distance

**0.24km**



**13 Frances Crescent Ballarat East VIC 3350**

Sold Price

**\$336,222**

Sold Date

**05-Nov-18**

 3  1  1

Distance

**0.53km**



**208 Rodier Street Eureka VIC 3350**

Sold Price

**\$325,000**

Sold Date

**09-Aug-18**

 3  1  2

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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