

# 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

245 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 \$685,000 & \$750,000

### Median sale price

Median price \$492,000 Property Type House Suburb Ballarat East

Period - From 01/04/2021 to 30/06/2021 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	103 Joseph St BALLARAT EAST 3350	\$715,000	08/09/2021
2	207 Victoria St BALLARAT EAST 3350	\$690,000	07/08/2020
3	181 Scott Pde BALLARAT EAST 3350	\$685,000	23/08/2021

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:

04/10/2021 20:57



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 827 sqm approx

**Agent Comments**

## Comparable Properties



**103 Joseph St BALLARAT EAST 3350 (REI)**

**Agent Comments**



**Price:** \$715,000

**Method:** Private Sale

**Date:** 08/09/2021

**Property Type:** House

**Land Size:** 926 sqm approx



**207 Victoria St BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**



**Price:** \$690,000

**Method:** Private Sale

**Date:** 07/08/2020

**Property Type:** House (Res)

**Land Size:** 1060 sqm approx



**181 Scott Pde BALLARAT EAST 3350 (REI/VG)**

**Agent Comments**



**Price:** \$685,000

**Method:** Private Sale

**Date:** 23/08/2021

**Property Type:** House (Res)

**Land Size:** 1023 sqm approx