

# 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

7 Balmoral Drive, 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 \$399,000

&

\$420,000

### Median sale price

Median price \$430,000

Property Type House

Suburb Ballarat East

Period - From 05/05/2020

to

04/05/2021

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	6/20 Golf View Dr INVERMAY PARK 3350	\$425,000	04/03/2021
2	1/610 Wilson St CANADIAN 3350	\$396,000	25/02/2021
3	5 Balmoral Dr BALLARAT EAST 3350	\$362,500	30/09/2020

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:

05/05/2021 20:26

7 Balmoral Drive, Ballarat East Vic 3350



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**Indicative Selling Price**

\$399,000 - \$420,000

**Median House Price**

05/05/2020 - 04/05/2021: \$430,000



2 1 1

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 2158 sqm approx

Agent Comments

## Comparable Properties



**6/20 Golf View Dr INVERMAY PARK 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 04/03/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx



**1/610 Wilson St CANADIAN 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$396,000

**Method:** Private Sale

**Date:** 25/02/2021

**Property Type:** Townhouse (Single)

**Land Size:** 124 sqm approx



**5 Balmoral Dr BALLARAT EAST 3350 (VG)**

Agent Comments

2 - -

**Price:** \$362,500

**Method:** Sale

**Date:** 30/09/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



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.