

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

10 Gray Street, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$475,000 & \$495,000

Median sale price

Median price \$530,000 Property Type House Suburb Ballarat East

Period - From 24/01/2022 to 23/01/2023 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	304 Main Rd GOLDEN POINT 3350	\$500,000	15/03/2022
2	21 Chamberlain St EUREKA 3350	\$480,000	28/09/2022
3	116 Eureka St BALLARAT EAST 3350	\$475,000	03/09/2021

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:

24/01/2023 15:02



Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$495,000

Median House Price
24/01/2022 - 23/01/2023: \$530,000

Comparable Properties



304 Main Rd GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 15/03/2022
Property Type: House
Land Size: 599 sqm approx



21 Chamberlain St EUREKA 3350 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 28/09/2022
Property Type: House (Res)
Land Size: 742 sqm approx



116 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 03/09/2021
Property Type: House (Res)
Land Size: 522 sqm approx