

## 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

2 PENHALL WAY BALLARAT EAST VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Land

Suburb

Ballarat East

Period-from

01 Jun 2022

to

31 May 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1 PENHALL WAY BALLARAT EAST VIC 3350    | \$445,000 | 21-Sep-22 |
| 2 BUCKLAND COURT BALLARAT EAST VIC 3350 | \$390,000 | 10-Sep-21 |
| 19 JUNE COURT BALLARAT EAST VIC 3350    | \$400,000 | -         |

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: 07 June 2023



**1 PENHALL WAY BALLARAT EAST  
VIC 3350**

 -  -  -

Sold Price

**\$445,000**

Sold Date

**21-Sep-22**

Distance

**0.03km**



**2 BUCKLAND COURT BALLARAT  
EAST VIC 3350**

 -  -  -

Sold Price

**\$390,000**

Sold Date

**10-Sep-21**

Distance

**0.12km**



**19 JUNE COURT BALLARAT EAST  
VIC 3350**

 -  -  -

Sold Price

**\$400,000**

Sold Date

-

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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