

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

197 Humffray Street North Ballarat East VIC 3350

Indicative selling price

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

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

House

Suburb

Ballarat East

Period-from

01 Jan 2020

to

31 Dec 2020

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

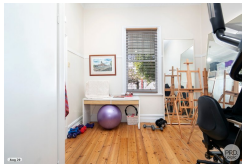
Date of sale

223 Humffray Street North Ballarat East VIC 3350	\$505,000	17-Nov-20
320 Nicholson Street Black Hill VIC 3350	\$570,000	13-Jan-21
85 Peel Street South Golden Point VIC 3350	\$565,000	10-Dec-20

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: 21 January 2021



223 Humffray Street North Ballarat East VIC 3350

Sold Price

\$505,000

Sold Date **17-Nov-20**

 4  1  2

Distance **0.16km**



320 Nicholson Street Black Hill VIC 3350

Sold Price

^{RS} **\$570,000**

Sold Date **13-Jan-21**

 4  2  -

Distance **0.8km**



85 Peel Street South Golden Point VIC 3350

Sold Price

^{RS} **\$565,000**

Sold Date **10-Dec-20**

 4  1  2

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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