

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

52 GEORGE STREET EUREKA 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

or range
between

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Eureka

Period-from

01 Apr 2022

to

31 Mar 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

119 STAWELL STREET NORTH BALLARAT EAST VIC 3350	\$460,000	13-Jan-23
10 WATER STREET BROWN HILL VIC 3350	\$420,000	15-Dec-22
186 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350	\$418,000	03-Feb-23

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 April 2023



**119 STAWELL STREET NORTH
BALLARAT EAST VIC 3350**

 3  1  2

Sold Price **\$460,000** Sold Date **13-Jan-23**

Distance **0.89km**



**10 WATER STREET BROWN HILL
VIC 3350**

 2  1  1

Sold Price **\$420,000** Sold Date **15-Dec-22**

Distance **1.41km**



**186 HUMFFRAY STREET NORTH
BALLARAT EAST VIC 3350**

 3  1  1

Sold Price **\$418,000** Sold Date **03-Feb-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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