

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

121 EUREKA STREET 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

or range
between

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

House

Suburb

Ballarat East

Period-from

01 Oct 2022

to

30 Sep 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

11 KING STREET SOUTH BALLARAT EAST VIC 3350	\$555,000	01-Apr-23
2 HAYMES CRESCENT GOLDEN POINT VIC 3350	\$575,000	14-Feb-23
32 HOPETOUN STREET BALLARAT EAST VIC 3350	\$555,000	17-Mar-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: 12 October 2023



11 KING STREET SOUTH BALLARAT EAST VIC 3350 Sold Price **\$555,000** Sold Date **01-Apr-23**

 2  2  1

Distance **0.43km**



2 HAYMES CRESCENT GOLDEN POINT VIC 3350 Sold Price **\$575,000** Sold Date **14-Feb-23**

 3  2  1

Distance **0.69km**



32 HOPETOUN STREET BALLARAT EAST VIC 3350 Sold Price **\$555,000** Sold Date **17-Mar-23**

 3  2  2

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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