

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

41 Princes Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$490,000 Property Type House Suburb Ballarat East

Period - From 01/04/2021 to 31/03/2022 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	107 Johns St BALLARAT EAST 3350	\$490,000	07/10/2021
2	124a Joseph St BALLARAT EAST 3350	\$470,000	06/04/2022
3	24 Millicent PI BALLARAT EAST 3350	\$465,000	05/11/2021

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:

20/06/2022 13:13

41 Princes Street South, Ballarat East Vic 3350



Corey Hucker
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3 -

Rooms: 6
Property Type: Townhouse
(Single)
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
Year ending March 2022: \$490,000

Comparable Properties



107 Johns St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 2 1

Price: \$490,000
Method: Private Sale
Date: 07/10/2021
Property Type: House
Land Size: 205 sqm approx



124a Joseph St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$470,000
Method: Private Sale
Date: 06/04/2022
Property Type: Unit
Land Size: 255 sqm approx



24 Millicent Pl BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$465,000
Method: Private Sale
Date: 05/11/2021
Property Type: House (Res)

Account - PRD Nationwide | P: 03 5331 1111 | F: 03 5331 5778



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