

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

3/5 Castle Court, Ballarat East, VIC 3350

### Indicative selling price

Single Price or Range between

\$240,000 - \$260,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$282,250

Property Type

Unit

Suburb

BALLARAT EAST

Period From

18/03/2018

Period To

18/09/2019

Source

Core Logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



1/237 YORK STREET  
BALLARAT EAST

2 1 1

Price \$288,500

Date of Sale 05/07/2019

Land 247 sqm



4/237 YORK STREET  
BALLARAT EAST

2 1 1

Price \$282,000

Date of Sale 06/02/2019

Land 250 sqm



3/237 YORK STREET  
BALLARAT EAST

2 1 1

Price \$282,000

Date of Sale 30/10/2018

Land 256 sqm