

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 7 Barkly 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 \$665,000 & \$705,000

Median sale price

Median price \$517,500 Property type House Suburb Ballarat East

Period - From 01.04.2022 to 31.03.2023 Source Corelogic

Comparable property sales

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
31 York Street Golden Point VIC 3350	\$570,000	19.01.2023
114 Clayton Street Golden Point VIC 3350	\$600,000	06.01.2023
427 Eureka Street Eureka VIC 3350	\$620,000	29.03.2023

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: 12.04.2023