

# 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

6 Kingsley Court, Ballarat East Vic 3350

### Indicative selling price

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

Range between \$330,000

&

\$360,000

### Median sale price

Median price \$400,000

Property Type House

Suburb Ballarat East

Period - From 15/01/2020

to 14/01/2021

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	230 Kline St BALLARAT EAST 3350	\$360,000	17/10/2019
2	501 York St BALLARAT EAST 3350	\$347,000	10/11/2020
3	213 Otway St.S BALLARAT EAST 3350	\$332,000	15/11/2019

**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:

15/01/2021 09:35



3 1 2

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

Agent Comments

## Comparable Properties



**230 Kline St BALLARAT EAST 3350 (REI)**

Agent Comments

3 1 2

**Price:** \$360,000

**Method:** Private Sale

**Date:** 17/10/2019

**Property Type:** House

**Land Size:** 632 sqm approx



**501 York St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$347,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** House (Res)

**Land Size:** 531 sqm approx



**213 Otway St.S BALLARAT EAST 3350 (REI)**

Agent Comments

3 1 2

**Price:** \$332,000

**Method:** Private Sale

**Date:** 15/11/2019

**Property Type:** House

**Land Size:** 683 sqm approx