

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

3 Ebdon Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$523,500 Property Type House Suburb Ballarat East

Period - From 01/04/2022 to 30/06/2022 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	208 Howard St SOLDIERS HILL 3350	\$585,000	03/08/2022
2	401 Peel St.N BLACK HILL 3350	\$561,000	06/05/2022
3	14 Essex St WENDOUREE 3355	\$550,000	18/03/2022

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:

29/08/2022 16:09



Property Type: House (Previously Occupied - Detached)
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$590,000
Median House Price
June quarter 2022: \$523,500

Comparable Properties



208 Howard St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 03/08/2022
Property Type: House



401 Peel St.N BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$561,000
Method: Private Sale
Date: 06/05/2022
Property Type: House
Land Size: 662 sqm approx

14 Essex St WENDOUREE 3355 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 18/03/2022
Property Type: House (Res)
Land Size: 676 sqm approx