

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

159 Spencer Street, Ballarat East 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 \$365,000 & \$385,000

Median sale price

Median price

\$384,000

Property type

House

Suburb

Ballarat East

Period - From

01/01/2020

to

31/12/2020

Source

corelogic

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
2/204 Stawell Street North, Brown Hill 3350	\$360,000	07/12/2020
11 Newman Street, Ballarat East 3350	\$353,000	03/09/2020
48 Otway Street, Ballarat East 3350	\$365,000	25/11/2020

This Statement of Information was prepared on: 27/01/2021