

## 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 and  
postcode

311 NELSON STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

House

Suburb

Ballarat East

Period-from

01 Sep 2022

to

31 Aug 2023

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

119 STAWELL STREET NORTH BALLARAT EAST VIC 3350	\$460,000	13-Jan-23
106 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350	\$450,000	23-Sep-22
420 PEEL STREET NORTH BLACK HILL VIC 3350	\$461,000	16-May-23

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: 20 September 2023

**119 STAWELL STREET NORTH  
BALLARAT EAST VIC 3350**3  1  2 Sold Price **\$460,000** Sold Date **13-Jan-23**Distance **0.07km****106 HUMFFRAY STREET NORTH  
BALLARAT EAST VIC 3350**3  1  2 Sold Price **\$450,000** Sold Date **23-Sep-22**Distance **0.89km****420 PEEL STREET NORTH BLACK  
HILL VIC 3350**4  1  2 Sold Price **\$461,000** Sold Date **16-May-23**Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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