

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

5 NELMORE COURT 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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

409 HUMFFRAY STREET NORTH BROWN HILL VIC 3350	\$570,000	31-Jan-23
31 YORK STREET GOLDEN POINT VIC 3350	\$570,000	19-Jan-23
13 MCMANUS DRIVE MOUNT PLEASANT VIC 3350	\$570,000	06-Apr-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: 14 September 2023



**409 HUMFFRAY STREET NORTH
BROWN HILL VIC 3350**

 4  1  2

Sold Price

\$570,000

Sold Date

31-Jan-23

Distance

2.77km



**31 YORK STREET GOLDEN POINT
VIC 3350**

 4  2  2

Sold Price

Sold Date

19-Jan-23

Distance

1.46km



**13 MCMANUS DRIVE MOUNT
PLEASANT VIC 3350**

 4  2  2

Sold Price

Sold Date

06-Apr-23

Distance

2.88km

RS = Recent sale

UN = Undisclosed Sale

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