

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

635 York Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$565,000 & \$575,000

Median sale price

Median price \$501,000 Property Type House Suburb Ballarat East

Period - From 01/07/2021 to 30/09/2021 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	301 York St BALLARAT EAST 3350	\$595,000	16/09/2021
2	123 Joseph St BALLARAT EAST 3350	\$585,000	04/11/2021
3	20 Lovenear Gr BALLARAT EAST 3350	\$532,000	08/12/2021

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:

12/01/2022 09:47

635 York Street, Ballarat East Vic 3350

buxton

Lisa Eden-Horvat

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Indicative Selling Price

\$565,000 - \$575,000

Median House Price

September quarter 2021: \$501,000



 3  1  2

Rooms: 4

Property Type: House

Land Size: 892 sqm approx

Agent Comments

Comparable Properties



301 York St BALLARAT EAST 3350 (VG)

Agent Comments

 4  -  -

Price: \$595,000

Method: Sale

Date: 16/09/2021

Property Type: House (Res)

Land Size: 793 sqm approx

123 Joseph St BALLARAT EAST 3350 (VG)

Agent Comments

 3  -  -

Price: \$585,000

Method: Sale

Date: 04/11/2021

Property Type: House (Res)

Land Size: 888 sqm approx



20 Lovenear Gr BALLARAT EAST 3350 (REI)

Agent Comments

 3  1  4

Price: \$532,000

Method: Private Sale

Date: 08/12/2021

Property Type: House (Res)

Land Size: 541 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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