

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

314 Eureka Street 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

\$345,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$316,900

Property type

Unit

Suburb

Ballarat East

Period-from

01 Aug 2019

to

31 Jul 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

218 Main Road Golden Point VIC 3350	\$364,998	28-Oct-19
336 Kline Street Ballarat East VIC 3350	\$369,000	13-Mar-20
107 Nelson Street Ballarat East VIC 3350	\$365,000	16-Jun-20

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.

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McGrath

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218 Main Road Golden Point VIC 3350

Sold Price

\$364,998

Sold Date

28-Oct-19

2

1

2

Distance

0.83km



336 Kline Street Ballarat East VIC 3350

Sold Price

\$369,000

Sold Date

13-Mar-20

2

1

2

Distance

0.95km



107 Nelson Street Ballarat East VIC 3350

Sold Price

^{RS} **\$365,000**

Sold Date

16-Jun-20

2

1

4

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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