

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

15 King Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between \$625,000 & \$645,000

Median sale price

Median price \$495,000 Property Type House Suburb Ballarat East

Period - From 01/01/2022 to 31/03/2022 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	87 Hopetoun St BALLARAT EAST 3350	\$660,000	10/03/2022
2	68 Victoria St BALLARAT EAST 3350	\$632,000	05/10/2021
3	20a King St.S BALLARAT EAST 3350	\$627,500	29/01/2021

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:

28/04/2022 14:01

15 King Street South, Ballarat East Vic 3350



 4  2  0

Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$625,000 - \$645,000
Median House Price
March quarter 2022: \$495,000

Comparable Properties



87 Hopetoun St BALLARAT EAST 3350 (REI) **Agent Comments**

 4  2  2

Price: \$660,000
Method: Private Sale
Date: 10/03/2022
Property Type: House



68 Victoria St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

 3  1  2

Price: \$632,000
Method: Private Sale
Date: 05/10/2021
Property Type: House
Land Size: 482 sqm approx



20a King St.S BALLARAT EAST 3350 (REI) **Agent Comments**

 4  2  1

Price: \$627,500
Method: Private Sale
Date: 29/01/2021
Property Type: House
Land Size: 515 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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