

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

1/303 Nelson Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$375,000 & \$410,000

Median sale price

Median price \$395,000 Property Type Unit Suburb Ballarat East

Period - From 01/10/2023 to 30/09/2024 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	7 Glazebrook St BALLARAT EAST 3350	\$385,000	09/10/2024
2	103 Stawell St BALLARAT EAST 3350	\$425,000	15/07/2024
3	1/105 Canterbury St BROWN HILL 3350	\$380,000	16/11/2023

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:

24/10/2024 09:23