

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

209 Cutts Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$295,000 & \$310,000

Median sale price

Median price \$516,500 Property Type House Suburb Ballarat East

Period - From 01/07/2023 to 30/09/2023 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	205 Cutts St BALLARAT EAST 3350	\$340,000	31/08/2023
2	15 Linden Av WENDOUREE 3355	\$320,000	01/11/2023
3	205 Sutton St REDAN 3350	\$280,000	17/11/2023

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:

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209 Cutts Street, Ballarat East Vic 3350



Scott Petrie
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3 1 1

Property Type: House
Land Size: 539.8 sqm approx
Agent Comments

Indicative Selling Price
\$295,000 - \$310,000
Median House Price
September quarter 2023: \$516,500

Comparable Properties



205 Cutts St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$340,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 542 sqm approx



15 Linden Av WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 2

Price: \$320,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 612 sqm approx



205 Sutton St REDAN 3350 (REI)

Agent Comments

3 1 1

Price: \$280,000
Method: Private Sale
Date: 17/11/2023
Property Type: House
Land Size: 513 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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