## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

	_							
fered fo	r sale							
Address Including suburb or locality and postcode  14 Lovenear Grove Ballarat East VIC 3350								
elling p	rice							
g of this p	rice see consur	ner.vic.gov	.au/un	derquoti	ng (*Delete s	single pric	e or range	as applicable)
Single price \$*		or ra	or range between		\$410,000		&	\$430,000
e price								
\$		Property	Property type			Suburb		
	to			Source				
are the the agent or	hree properties agent's represe					ole to the		r sale.
Address of comparable property						Price		Date of sale
40 Otway Street South Ballarat East VIC 3350						\$430,000		17.01.2022
301A Eureka Street Ballarat East VIC 3350						\$426,000		06.10.2021
4 Callow Street Golden Point VIC 3350						\$412,500		08.02.2022
viding me , and our :	dia sale prices d sales records (if	of residentia any), did r 980.	al prop not pro	perty in the	ne suburb or edian sale p	locality ir	n which the met the req	property offered for
	elling p g of this p ngle price e price se prope are the the agent or comparable et South I Street Ball the Golden vice about vice about yiding me and our	elling price g of this price see consuragle price  price  property sales are the three properties agent or agent's represe property et South Ballarat East VIC 3: t Golden Point VIC 3350  vice about the median solution great and our sales records (if	elling price g of this price see consumer.vic.gov ngle price  * property  to  Property  to  property sales are the three properties sold within agent or agent's representative contomparable property  et South Ballarat East VIC 3350  Street Ballarat East VIC 3350	elling price g of this price see consumer.vic.gov.au/un ngle price  property  property sales are the three properties sold within five ki agent or agent's representative considers  proparable property  et South Ballarat East VIC 3350  Street Ballarat East VIC 3350  Street Ballarat East VIC 3350  Street Ballarat East VIC 3350  vice about the median sale price: When viding media sale prices of residential property and our sales records (if any), did not prothe Estate Agents ACT 1980.	elling price g of this price see consumer.vic.gov.au/underquotingle price  price  property type  to  Source  property sales are the three properties sold within five kilometres agent or agent's representative considers to be more property  et South Ballarat East VIC 3350  Street Ballarat East VIC 3350  Street Ballarat East VIC 3350  Street Ballarat East VIC 3350  vice about the median sale price: When this State viding media sale prices of residential property in the and our sales records (if any), did not provide a methe Estate Agents ACT 1980.	elling price g of this price see consumer.vic.gov.au/underquoting (*Delete set of this price set of the property s	suburb or postcode  elling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price g of this price see consumer.vic.gov.au/underquoting (*Delete single price g or range between g 410,000 g or range between g 4410,000 g or range between g 4410,000 g or range between g 5410,000 g or	suburb or postcode  elling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price or range agle price * or range between \$410,000

