

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

139 Joseph 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$178,000

Property type

Land

Suburb

Ballarat East

Period-from

01 Jan 2020

to

31 Dec 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

426 Joseph Street Canadian VIC 3350	\$795,000	13-Jun-19
123 Elsworth Street West Canadian VIC 3350	\$796,000	05-Dec-20
27-31 Lofven Street Nerrina VIC 3350	\$1,030,000	19-Feb-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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426 Joseph Street Canadian VIC 3350

3 1 2

Sold Price

\$795,000

Sold Date

13-Jun-19

Distance

1.12km



123 Elsworth Street West Canadian VIC 3350

4 2 6

Sold Price

^{RS} **\$796,000**

Sold Date

05-Dec-20

Distance

2.04km



27-31 Lofven Street Nerrina VIC 3350

3 2 2

Sold Price

\$1,030,000

Sold Date

19-Feb-20

Distance

2.52km

RS = Recent sale

UN = Undisclosed Sale

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