

# 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 Barkly Street, Ballarat East Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$415,000 Property Type House Suburb Ballarat East

Period - From 01/07/2020 to 30/09/2020 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	511 Neill St SOLDIERS HILL 3350	\$840,000	20/11/2020
2	127 Victoria St BALLARAT EAST 3350	\$810,000	14/10/2020
3	709 Urquhart St BALLARAT CENTRAL 3350	\$805,000	25/11/2020

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:

08/12/2020 09:16

15 Barkly Street, Ballarat East Vic 3350



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**Property Type:** House  
**Land Size:** 868 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$820,000  
**Median House Price**  
September quarter 2020: \$415,000

## Comparable Properties



**511 Neill St SOLDIERS HILL 3350 (REI)**

**Agent Comments**

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**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 20/11/2020  
**Property Type:** House (Res)



**127 Victoria St BALLARAT EAST 3350 (REI)**

**Agent Comments**

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**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 14/10/2020  
**Property Type:** House (Res)



**709 Urquhart St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

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**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 25/11/2020  
**Property Type:** House (Res)

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501