

## 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

303 YORK STREET BALLARAT EAST VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$392,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Ballarat East

Period-from

01 Jan 2023

to

31 Dec 2023

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

223 OTWAY STREET SOUTH BALLARAT EAST VIC 3350	\$395,000	04-Nov-23
12 KING STREET SOUTH BALLARAT EAST VIC 3350	\$405,000	31-Jul-23
301 GLADSTONE STREET GOLDEN POINT VIC 3350	\$420,000	17-Oct-23

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: 09 January 2024



**223 OTWAY STREET SOUTH  
BALLARAT EAST VIC 3350**

2 1 2

Sold Price **\$395,000** Sold Date **04-Nov-23**

Distance **0.27km**



**12 KING STREET SOUTH BALLARAT  
EAST VIC 3350**

2 1 -

Sold Price **\$405,000** Sold Date **31-Jul-23**

Distance **0.66km**



**301 GLADSTONE STREET GOLDEN  
POINT VIC 3350**

2 1 1

Sold Price **\$420,000** Sold Date **17-Oct-23**

Distance **1.78km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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