

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

27 King Street South, Ballarat East Vic 3350

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$500,000 Property Type House Suburb Ballarat East

Period - From 01/04/2023 to 31/03/2024 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	182 Victoria St BALLARAT EAST 3350	\$605,000	20/05/2024
2	119 Joseph St BALLARAT EAST 3350	\$535,000	10/01/2024
3	11 Ebden St BALLARAT EAST 3350	\$475,000	11/03/2024

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:

14/06/2024 12:11



Property Type:

Agent Comments

Comparable Properties



182 Victoria St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 20/05/2024

Property Type: House



119 Joseph St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$535,000

Method: Sale

Date: 10/01/2024

Property Type: House (Res)

Land Size: 771 sqm approx



11 Ebdon St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 11/03/2024

Property Type: House

Land Size: 437 sqm approx