

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

410 EUREKA STREET EUREKA 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,250

Property type

House

Suburb

Eureka

Period-from

01 Oct 2023

to

30 Sep 2024

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

303 YORK STREET BALLARAT EAST VIC 3350	\$370,000	22-Jul-24
24 YORK STREET GOLDEN POINT VIC 3350	\$342,500	05-Sep-24
155 SCOTT PARADE BALLARAT EAST VIC 3350	\$370,000	19-Aug-24

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: 22 October 2024



**303 YORK STREET BALLARAT
EAST VIC 3350**

2 1 -

Sold Price **\$370,000** Sold Date **22-Jul-24**

Distance **0.38km**



**24 YORK STREET GOLDEN POINT
VIC 3350**

2 1 1

Sold Price ^{RS} **\$342,500** Sold Date **05-Sep-24**

Distance **1.2km**



**155 SCOTT PARADE BALLARAT
EAST VIC 3350**

2 1 2

Sold Price ^{RS} **\$370,000** Sold Date **19-Aug-24**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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