# 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

8 Highvista Grove, Ballarat East Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$265,000		&		\$285,000				
Median sale p	rice								
Median price	\$335,219	Pro	operty Type	Vac	ant land		Suburb	Ballarat East	
Period - From	17/06/2023	to	16/06/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	9 June Ct BALLARAT EAST 3350	\$305,000	21/12/2023
2	17 June Ct BALLARAT EAST 3350	\$300,000	08/11/2023
3	3 June Ct BALLARAT EAST 3350	\$270,000	25/09/2023

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:

17/06/2024 12:06









Property Type: Land Agent Comments Indicative Selling Price \$265,000 - \$285,000 Median Land Price 17/06/2023 - 16/06/2024: \$335,219

# **Comparable Properties**

9 June Ct BALLARAT EAST 3350 (VG)



Price: \$305,000 Method: Sale Date: 21/12/2023 Property Type: Land Land Size: 696 sqm approx Agent Comments

17 June Ct BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$300,000 Method: Sale Date: 08/11/2023 Property Type: Land Land Size: 684 sqm approx

3 June Ct BALLARAT EAST 3350 (VG)

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Agent Comments

Price: \$270,000 Method: Sale Date: 25/09/2023 Property Type: Land Land Size: 652 sqm approx

Account - Fletchers | P: 03 5333 4797



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