

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

6 EAST STREET NORTH BALLARAT EAST 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Unit

Suburb

Ballarat East

Period-from

01 Apr 2021

to

31 Mar 2022

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

53 PEEL STREET SOUTH GOLDEN POINT VIC 3350	\$580,000	22-Oct-21
5A MALAKOFF STREET NEWINGTON VIC 3350	\$535,000	29-Sep-21
6 QUEEN STREET NORTH BALLARAT EAST VIC 3350	\$560,000	15-Mar-22

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: 21 April 2022



**53 PEEL STREET SOUTH GOLDEN
POINT VIC 3350**

 3  1  1

Sold Price

\$580,000

Sold Date

22-Oct-21

Distance

0.68km



**5A MALAKOFF STREET
NEWINGTON VIC 3350**

 2  1  1

Sold Price

\$535,000

Sold Date

29-Sep-21

Distance

2.92km



**6 QUEEN STREET NORTH
BALLARAT EAST VIC 3350**

 3  1  1

Sold Price

^{RS} **\$560,000**

Sold Date

15-Mar-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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