

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

1/137 VICTORIA STREET 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Ballarat East

Period-from

01 Jun 2021

to

31 May 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

44 EBDEN STREET BALLARAT EAST VIC 3350	\$652,000	08-Jun-21
4/503 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$562,500	24-Sep-21
3/420 SHERRARD STREET BLACK HILL VIC 3350	\$660,000	31-Jan-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: 08 June 2022

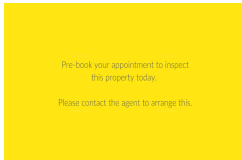


44 EBDEN STREET BALLARAT EAST VIC 3350

3 2 1

Sold Price **\$652,000** Sold Date **08-Jun-21**

Distance -



4/503 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350

3 2 1

Sold Price **\$562,500** Sold Date **24-Sep-21**

Distance **1.62km**



3/420 SHERRARD STREET BLACK HILL VIC 3350

3 2 1

Sold Price **\$660,000** Sold Date **31-Jan-22**

Distance **0.97km**



16A GLAZEBROOK STREET BALLARAT EAST VIC 3350

3 2 1

Sold Price **\$610,000** Sold Date **17-Nov-21**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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