

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

3 Rebellion Place 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$304,400

Property type

Unit

Suburb

Ballarat East

Period-from

01 Feb 2020

to

31 Jan 2021

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

2 Rebellion Place Ballarat East VIC 3350	\$347,000	26-Feb-20
2/317 York Street Ballarat East VIC 3350	\$349,000	20-Jan-21
3/307 Specimen Vale North Ballarat East VIC 3350	\$362,500	13-Nov-20

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: 10 February 2021



2 Rebellion Place Ballarat East VIC 3350

Sold Price

\$347,000

Sold Date **26-Feb-20**

 2  1  1

Distance **0.01km**



2/317 York Street Ballarat East VIC 3350

Sold Price

^{RS} **\$349,000**

Sold Date **20-Jan-21**

 2  2  1

Distance **0.78km**



3/307 Specimen Vale North Ballarat East VIC 3350

Sold Price

\$362,500

Sold Date **13-Nov-20**

 2  1  1

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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