

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

5 Catalina Court, Ballarat East, VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$370,000

&

\$385,000

Median sale price

Median price

\$ 352,500

Property type

House

Suburb

BALLARAT EAST

Period - From

13/07/2018

to

13/01/2020

Source

CoreLogic

Comparable property sales

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
1 3/5 Canterbury Street Brown Hill	\$355,000	23/12/2019
2 1 Eureka Gardens Eureka	\$370,000	07/11/2019
3 8 Catalina Court Ballarat East	\$375,000	26/10/2019

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:

13/01/2020