

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

181 Scott Parade, 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 \$595,000 & \$645,000

Median sale price

Median price

\$419,250

Property type

House

Suburb

Ballarat East

Period - From

01/07/2020

to

30/06/2021

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
27 Gent Street, Ballarat East Vic 3350	\$615,500	24/06/2021
12 Barkly Street, Ballarat East Vic 3350	\$625,000	10/04/2021
300 Havelock Street, Black Hill Vic 3350	\$610,000	04/01/2021

This Statement of Information was prepared on: 08/07/2021