

# STATEMENT OF INFORMATION

26 HOPETOUN STREET, BALLARAT EAST, VIC-3350  
PREPARED BY DON HANLON, PRDNATIONWIDE BALLARAT, PHONE: 0429 199 158



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 HOPETOUN STREET, BALLARAT EAST,** 3 1 2

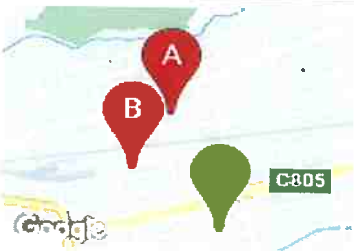
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$365,000 to \$385,000**

Provided by: Don Hanlon, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**BALLARAT EAST, VIC, 3350**

Suburb Median Sale Price (House)

**\$415,000**

01 April 2020 to 31 March 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1 QUEEN ST, BALLARAT EAST, VIC 3350**

3 1 1

Sale Price

**Price Withheld**

Sale Date: 08/12/2020

Distance from Property: 418m



**2 NELSON ST, BALLARAT EAST, VIC 3350**

3 1 1

Sale Price

**\$398,000**

Sale Date: 04/12/2020

Distance from Property: 469m



**6 DYTE PDE, BALLARAT EAST, VIC 3350**

3 1 1

Sale Price

**\$505,000**

Sale Date: 28/10/2020

Distance from Property: 380m

This report has been compiled on 07/06/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

26 HOPETOUN STREET, BALLARAT EAST, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$365,000 to \$385,000

### Median sale price

Median price \$415,000

Property type

House

Suburb

BALLARAT EAST

Period 01 April 2020 to 31 March 2021

Source



### Comparable property sales

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 QUEEN ST, BALLARAT EAST, VIC 3350	Price Withheld	08/12/2020
2 NELSON ST, BALLARAT EAST, VIC 3350	\$398,000	04/12/2020
6 DYTE PDE, BALLARAT EAST, VIC 3350	\$505,000	28/10/2020

This Statement of Information was prepared on: 07/06/2021