

# 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 20 Lovenear Grove, 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$445,000 & \$485,000

### Median sale price

Median price \$466,000 Property type House Suburb Ballarat East

Period - From 01/11/2020 to 31/10/2021 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
32 Otway Street South, Ballarat East Vic 3350	\$480,000	23/06/2021
404 Joseph Street, Canadian Vic 3350	\$490,000	30/06/2021
331 Johns Street, Ballarat East Vic 3350	\$495,000	02/07/2021

This Statement of Information was prepared on: 19/11/2021