

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/107a Larter 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)

Range between

\$330,000

&

\$340,000

### Median sale price

Median price

\$331,250

Property Type

Unit

Suburb

Ballarat East

Period - From

12/03/2020

to

11/03/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	416a Clayton St CANADIAN 3350	\$340,000	26/11/2020
2	14 Rice St BALLARAT EAST 3350	\$340,000	23/09/2020
3	112 Gladstone St MOUNT PLEASANT 3350	\$335,000	13/10/2020

**OR**

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/03/2021 14:04

1/107a Larter Street, Ballarat East Vic 3350



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**Indicative Selling Price**

\$330,000 - \$340,000

**Median Unit Price**

12/03/2020 - 11/03/2021: \$331,250



2   1   1

**Property Type:** Unit

**Land Size:** 253 sqm approx

Agent Comments

## Comparable Properties



**416a Clayton St CANADIAN 3350 (REI/VG)**

Agent Comments

3   1   4

**Price:** \$340,000

**Method:** Private Sale

**Date:** 26/11/2020

**Property Type:** House (Res)

**Land Size:** 809 sqm approx



**14 Rice St BALLARAT EAST 3350 (VG)**

Agent Comments

3   -   -

**Price:** \$340,000

**Method:** Sale

**Date:** 23/09/2020

**Property Type:** House (Res)

**Land Size:** 474 sqm approx



**112 Gladstone St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 13/10/2020

**Property Type:** House (Res)

**Land Size:** 302 sqm approx

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.