

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

4/512 YORK STREET 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Ballarat East

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

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

3/6 ALFRED STREET SEBASTOPOL VIC 3356	\$275,000	10-Nov-22
4/1000 SHERRARD STREET BALLARAT NORTH VIC 3350	\$285,000	24-Feb-23
2/109 NELSON STREET BALLARAT EAST VIC 3350	\$259,500	23-Jan-23

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: 09 March 2023



3/6 ALFRED STREET SEBASTOPOL VIC 3356

2 1 1

Sold Price \$275,000 Sold Date 10-Nov-22

Distance **4.53km**



4/1000 SHERRARD STREET BALLARAT NORTH VIC 3350

2 1 1

Sold Price ^{RS} \$285,000 Sold Date 24-Feb-23

Distance **3.25km**



2/109 NELSON STREET BALLARAT EAST VIC 3350

2 1 1

Sold Price \$259,500 Sold Date 23-Jan-23

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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