

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

2/107A Larter 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

--

 or range between

\$390,000

 &

\$425,000

Median sale price

Median price

\$420,125

 Property type

Unit

 Suburb

Ballarat East

Period - From

01-11-2021

 to

31-10-2022

 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
4/412A Wilson Street Canadian VIC 3350	\$410,000	28-03-2022
3/422 York Street Ballarat East VIC 3350	\$410,000	22-11-2021
3/322 Joseph Street Canadian VIC 3350	\$405,000	01-09-2022

This Statement of Information was prepared on:

25-11-2022
