

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

44 Ebdon 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Ballarat East

Period-from

01 May 2020

to

30 Apr 2021

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

| | | |
|--|-----------|-----------|
| 308A Lydiard Street North Soldiers Hill VIC 3350 | \$640,000 | 12-May-21 |
| 20A King Street South Ballarat East VIC 3350 | \$627,500 | 23-Dec-20 |
| 17 Blair Street Golden Point VIC 3350 | \$680,000 | 27-Nov-20 |

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.~~

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308A Lydiard Street North Soldiers Hill VIC 3350

Sold Price

^{RS} **\$640,000**

Sold Date

12-May-21

4 1 1

Distance

0.73km



20A King Street South Ballarat East VIC 3350

Sold Price

\$627,500

Sold Date

23-Dec-20

3 2 1

Distance

0.87km



17 Blair Street Golden Point VIC 3350

Sold Price

\$680,000

Sold Date

27-Nov-20

3 2 1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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