

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

5 Nicholls Avenue, 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 \$495,000 & \$535,000

Median sale price

Median price

\$357,500

Property type

House

Suburb

Ballarat East

Period - From

01/02/19

to

31/01/20

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
5 Nunn Street, Ballarat East Vic 3350	\$520,000	10/12/2019
401 Armstrong Street North, Soldiers Hill 3350	\$535,000	17/12/2019
13 Ida Street, Black Hill 3350	\$495,000	12/11/2019

This Statement of Information was prepared on: 13/05/2020