

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

Lot 2/10 Cavanagh Court, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$460,000

Median sale price

Median price \$382,000 Property Type Vacant land Suburb Ballarat East

Period - From 30/11/2021 to 29/11/2022 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	728 York St BALLARAT EAST 3350	\$482,500	23/07/2022
2	43 Janson Rd BROWN HILL 3350	\$445,000	16/06/2022
3	327A Humffray St.N BROWN HILL 3350	\$410,000	04/07/2022

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:

30/11/2022 09:41

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Property Type: Vacant Land
Land Size: 953 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Land Price
30/11/2021 - 29/11/2022: \$382,000

Comparable Properties



728 York St BALLARAT EAST 3350 (RE/VG)

Agent Comments



Price: \$482,500
Method: Private Sale
Date: 23/07/2022
Property Type: Land
Land Size: 1200 sqm approx



43 Janson Rd BROWN HILL 3350 (VG)

Agent Comments



Price: \$445,000
Method: Sale
Date: 16/06/2022
Property Type: Land
Land Size: 1315 sqm approx

327A Humffray St.N BROWN HILL 3350 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 04/07/2022
Property Type: Land
Land Size: 1166 sqm approx