

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

20 SPECIMEN VALE SOUTH 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,500

Property type

Unit

Suburb

Ballarat East

Period-from

01 Jun 2024

to

31 May 2025

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

603B EUREKA STREET BALLARAT EAST VIC 3350

\$402,000

19-Mar-25

510 CHISHOLM STREET BLACK HILL VIC 3350

\$412,500

30-Apr-25

2/15 STEINFELD STREET NORTH BAKERY HILL VIC 3350

\$417,000

06-Nov-24

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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**603B EUREKA STREET BALLARAT
EAST VIC 3350**

2 1 -

Sold Price

\$402,000

Sold Date

19-Mar-25

Distance

1.35km



**510 CHISHOLM STREET BLACK
HILL VIC 3350**

2 1 1

Sold Price

\$412,500

Sold Date

30-Apr-25

Distance

1.59km



**2/15 STEINFELD STREET NORTH
BAKERY HILL VIC 3350**

2 1 1

Sold Price

\$417,000

Sold Date

06-Nov-24

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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