Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 416 Eureka Street, Eureka Vic 3350 |
|-----------------------|------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |

Indicative selling price

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

| Range between \$350,000 & \$385,000 | Range between | \$350,000 | & | \$385,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$500,000 | Pro | perty Type | House | | Suburb | Eureka |
|---------------|------------|-----|------------|-------|--------|--------|--------|
| Period - From | 01/04/2024 | to | 31/03/2025 | | Source | REIV | |

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

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 130 Eureka St BALLARAT EAST 3350 | \$366,000 | 11/03/2025 |
| 2 | 11 Little Dodds St GOLDEN POINT 3350 | \$370,000 | 17/02/2025 |
| 3 | 5 Linaker La GOLDEN POINT 3350 | \$350,000 | 23/10/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 27/05/2025 13:26 |
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Property Type: House (Previously Occupied - Detached) Land Size: 548 sqm approx

Agent Comments

Indicative Selling Price \$350,000 - \$385,000 **Median House Price** Year ending March 2025: \$500,000

Comparable Properties



130 Eureka St BALLARAT EAST 3350 (REI)

Price: \$366,000 Method: Private Sale Date: 11/03/2025 Property Type: House Land Size: 398 sqm approx **Agent Comments**



11 Little Dodds St GOLDEN POINT 3350 (REI/VG)







Agent Comments

Price: \$370,000 Method: Private Sale Date: 17/02/2025 Property Type: House Land Size: 561 sqm approx



5 Linaker La GOLDEN POINT 3350 (REI/VG)





Price: \$350,000 Method: Private Sale Date: 23/10/2024 Property Type: House Land Size: 730 sqm approx **Agent Comments**

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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