

buxton



STATEMENT OF INFORMATION

48 OTWAY STREET S, BALLARAT EAST, VIC 3350

PREPARED BY JOSH GAY, BUXTON (BALLARAT) PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Health and Wellbeing at Property Inspections & Auctions

First and foremost, the health of our valued clients and our staff is of our utmost priority. To ensure your wellbeing at our inspections and auctions, we kindly ask you to follow these safety measures:

All attendees are required to check in via QR prior to entering the property.
Face masks must be worn indoors.

Maintain social distancing of 1.5m at all times.
Please refrain from touching any surfaces inc. fixtures and fittings.

We ask that you please refrain from entering a property if you:

- are showing any flu-like symptoms, or have been in contact with someone who is unwell;
- have been in contact with someone who has been diagnosed with or exposed to COVID-19;
- have returned from overseas in the last 14 days;
- have been in direct contact with a known person who has travelled interstate or overseas.

buxton

48 OTWAY STREET S, BALLARAT EAST,

3

1

2

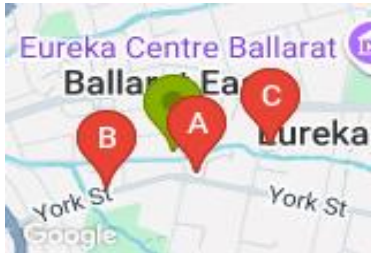
Indicative Selling Price

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

Price Range: \$380,000 to \$400,000

Provided by: Josh Gay, Buxton (Ballarat) Pty Ltd

MEDIAN SALE PRICE



BALLARAT EAST, VIC, 3350

Suburb Median Sale Price (House)

\$480,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



303 YORK ST, BALLARAT EAST, VIC 3350

3

1

2

Sale Price

\$370,000

Sale Date: 22/07/2024

Distance from Property: 103m



1/219 YORK ST, BALLARAT EAST, VIC 3350

3

2

1

Sale Price

***\$410,000**

Sale Date: 11/11/2024

Distance from Property: 251m



11 JOSEPH ST, EUREKA, VIC 3350

3

1

2

Sale Price

\$385,000

Sale Date: 24/09/2024

Distance from Property: 316m



This report has been compiled on 02/12/2024 by Buxton (Ballarat) Pty Ltd. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

48 OTWAY STREET S, BALLARAT EAST, VIC 3350

Indicative selling price

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

Price Range:

\$380,000 to \$400,000

Median sale price

Median price

\$480,000

Property type

House

Suburb

BALLARAT EAST

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
303 YORK ST, BALLARAT EAST, VIC 3350	\$370,000	22/07/2024
1/219 YORK ST, BALLARAT EAST, VIC 3350	*\$410,000	11/11/2024
11 JOSEPH ST, EUREKA, VIC 3350	\$385,000	24/09/2024

This Statement of Information was prepared on:

02/12/2024