Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | | | Sectio | 11 4/AF 0 | i tile Estate A | genis Aci 1900 | |
|--|---|----------------|--------------|-------------|--------------------|----------------|--|
| Property offered for sale | | | | | | | |
| Address Including suburb or locality and postcode | 5/405 Eureka Street, Eureka Vic 3350 | | | | | | |
| Indicative selling price | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
| Range between \$355,000 & | | | \$365,00 | ,000 | | | |
| Median sale price* | | | | | | | |
| Median price | F | Property Type | | Sub | eurb Eureka | | |
| Period - From | to | | So | ource | | | |
| 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 | |
| 1 4/1010 Geelong Rd MOUNT CLEAR 3350 | | | | | \$370,000 | 24/01/2025 | |
| 2 10/240 Lal Lal St CANADIAN 3350 | | | | | \$370,000 | 03/12/2024 | |
| 3 306 Humffray St.S GOLDEN POINT 3350 | | | | | \$340,000 | 30/04/2025 | |
| OR B* The estate agen | t or agent's | representative | reasonably b | elieves tha | it fewer than thre | e comparable | |
| properties were sold within five kilometres of the property for sale in the last 18 months. | | | | | | | |
| | This Statement of Information was prepared on: 06/05/2025 10:57 | | | | | | |
| * When this Statement of Information was prepared, publicly available information providing median sale | | | | | | | |



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Unit Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price \$355,000 - \$365,000 No median price available

Comparable Properties

4/1010 Geelong Rd MOUNT CLEAR 3350 (REI)





Agent Comments

Price: \$370,000 Method:

Date: 24/01/2025 **Property Type:** Unit

10/240 Lal Lal St CANADIAN 3350 (REI)

2



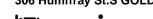


Agent Comments

Agent Comments

Price: \$370,000 Method:

Date: 03/12/2024 Property Type: Unit







Price: \$340,000

306 Humffray St.S GOLDEN POINT 3350 (REI)

Method: Private Sale Date: 30/04/2025 Property Type: House Land Size: 171 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408





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