

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

729 WILSON STREET 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Ballarat East

Period-from

01 Apr 2024

to

31 Mar 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

410 FUSSELL STREET CANADIAN VIC 3350	\$567,000	08-Feb-25
5 EUREKA TERRACE BALLARAT EAST VIC 3350	\$580,000	26-Apr-25
16 SPENCER STREET CANADIAN VIC 3350	\$515,000	12-Sep-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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**410 FUSSELL STREET CANADIAN
VIC 3350**

3 2 2

Sold Price **\$567,000** Sold Date **08-Feb-25**

Distance **0.13km**



**5 EUREKA TERRACE BALLARAT
EAST VIC 3350**

3 1 2

Sold Price ^{RS} **\$580,000** Sold Date **26-Apr-25**

Distance **1km**



**16 SPENCER STREET CANADIAN
VIC 3350**

3 2 -

Sold Price **\$515,000** Sold Date **12-Sep-24**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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