

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 or
locality and postcode

8 Highvista Grove, Ballarat East Vic 3350

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$335,219 Property Type Vacant land Suburb Ballarat East

Period - From 17/06/2023 to 16/06/2024 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	Price	Date of sale
1	9 June Ct BALLARAT EAST 3350	\$305,000	21/12/2023
2	17 June Ct BALLARAT EAST 3350	\$300,000	08/11/2023
3	3 June Ct BALLARAT EAST 3350	\$270,000	25/09/2023

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.~~

This Statement of Information was prepared on:

17/06/2024 12:06



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Property Type: Land
Agent Comments

Indicative Selling Price
\$265,000 - \$285,000
Median Land Price
17/06/2023 - 16/06/2024: \$335,219

Comparable Properties

9 June Ct BALLARAT EAST 3350 (VG) Agent Comments

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Price: \$305,000
Method: Sale
Date: 21/12/2023
Property Type: Land
Land Size: 696 sqm approx

17 June Ct BALLARAT EAST 3350 (VG) Agent Comments

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Price: \$300,000
Method: Sale
Date: 08/11/2023
Property Type: Land
Land Size: 684 sqm approx

3 June Ct BALLARAT EAST 3350 (VG) Agent Comments

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Price: \$270,000
Method: Sale
Date: 25/09/2023
Property Type: Land
Land Size: 652 sqm approx