

# 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

402a York Street, Ballarat East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between

\$730,000

&

\$760,000

### Median sale price

Median price

\$523,000

Property type

House

Suburb

Ballarat East

Period - From

Dec 2021

to

Dec 2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

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
16 Catalina Crt, Ballarat East	\$625,000	02/06/2022
46 Ebden St, Ballarat East	\$746,500	15/08/2022
15 Cassinia Crt, Canadian	\$580,000	10/11/2022

This Statement of Information was prepared on: 16/02/2023