

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 St Ballarat East

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$505,000

Property type

House

Suburb

Ballarat East

Period - From

June 2022

to

June 2023

Source

REIV

Comparable property sales

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

16 Catalina Crt, Ballarat East

\$625,000

02/06/2022

46 Ebdon St, Ballarat East

\$746,500

15/08/2022

15 Cassinia Crt, Canadian

\$580,000

10/11/2022

This Statement of Information was prepared on: 27/07/2023