

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

3 Levy Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$595,000 & \$630,000

Median sale price

Median price \$460,000 Property Type House Suburb Ballarat East

Period - From 01/10/2020 to 31/12/2020 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	115 Lal Lal St CANADIAN 3350	\$750,000	02/12/2020
2	27 Princes St.S BALLARAT EAST 3350	\$635,000	10/12/2020
3	20a King St.S BALLARAT EAST 3350	\$627,500	29/01/2021

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:

09/03/2021 11:54

3 Levy Street, Ballarat East Vic 3350



Property Type: Land
Land Size: 314 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$630,000
Median House Price
December quarter 2020: \$460,000

Comparable Properties



115 Lal Lal St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 02/12/2020
Property Type: House (Res)
Land Size: 1000 sqm approx



27 Princes St.S BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 439 sqm approx



20a King St.S BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$627,500
Method: Private Sale
Date: 29/01/2021
Property Type: House
Land Size: 515 sqm approx

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